

# Appendix NOP

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Notice of Preparation and Comment Letters

# NOTICE OF PREPARATION For a Draft Environmental Impact Report

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<b>Date:</b>	November 15, 2019
<b>To:</b>	State Clearinghouse and Interested Parties and Organizations
<b>Project Title:</b>	New office/R&D building, parking garage, trail and ROW improvements project located at 499 Forbes Boulevard in South San Francisco, CA
<b>Lead Agency:</b>	City of South San Francisco Planning Division  City Hall Annex  315 Maple Avenue  P.O. Box 711 South San Francisco, California 94083
<b>Contact:</b>	Christy Usher, Consultant Planner, Planning Division City of South San Francisco
<b>Public Review Period:</b>	November 15, 2019 – December 16, 2019, in accordance with CEQA Guidelines Section 15082

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## Purpose of the Notice

The intent of this Notice of Preparation (NOP) is to inform agencies and interested parties that the City of South San Francisco will prepare a Draft Environmental Impact Report (EIR) for the proposed office, research & development (R&D) building, parking garage, trail and right-of-way improvements project located at 499 Forbes Boulevard in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15082. This NOP provides information about the project and scope of the EIR. Comments from interested agencies are requested as to the scope and content of the environmental information that is pertinent to each agency's statutory responsibilities in connection with the proposed project. The project location and development description are summarized below. An Initial Study is not attached but will be included as an appendix to the EIR.

## Project Location

The project site is located in the City's East of 101 area, near the intersection of Forbes Boulevard and Allerton Avenue at 499 Forbes Boulevard in the City of South San Francisco. The site, which totals 2.96 acres (128,737 square feet), consists of parcel number (APN 015-082-040) which is 2.255 acres plus .7 acres of a decommissioned railroad track (APN to be determined).

Surrounding land uses include biotechnology, research and development, professional office and warehouse uses. Distribution centers for food packaging companies occur north of the project site, across the railroad tracks and to the west of the project site. A large surface parking lot and bus station serving the biotechnology company Genentech abuts the project site to the east. A vacant lot is south of the project site, directly across Forbes Boulevard, where two future office/R&D buildings have been entitled for construction. Other predominate surrounding uses include additional Genentech and biotechnology company buildings and office buildings. Figure 1 shows an aerial image of the project site.

## Background

The project site is zoned Business and Technology Park (BTP) in the South San Francisco Zoning Ordinance and Business and Technology Park in the City's General Plan.

Demolition permits were obtained in March 2018 and demolition is currently underway to demolish a warehouse building and surface paving that were located on the project site. Demolition is anticipated to be complete in January 2020.

The project site was previously developed with paved surface parking and previously contained a one-story warehouse building. That building was approximately 54,000 square feet and built in 1968. It was previously used by Columbus Salami, a meat processing, packaging and distribution company.

The site address was previously 493 Forbes Boulevard. The site address was recently changed to 499 Forbes Boulevard in response to the applicant's request for an address change.

## Project Description

The project includes the construction of an office/research and development (R&D) building that is five stories and 128,737 square feet. A five-level parking garage that is 84,280 square feet with 267 parking spaces is also proposed. The new office/R&D building would be approximately 100 feet in height and the new parking garage would be approximately 60 feet in height. Additional surface parking spaces (59 stalls) would be available at the western edge of the project site, and bicycle parking would be provided throughout the site.

The project would also involve improvement of the existing decommissioned railroad tracks as part of the City's Rails-to-Trails program. An approximately 1,500 linear feet or .28 mile segment of existing railroad track will be converted to a bicycle and pedestrian trail. The trail segment would be adjacent to the project site and would also extend northeast where it terminates at Forbes Boulevard. The railroad right-of-way (APN to be determined) will be merged with the parcel for 499 Forbes (APN 015-082-040). Landscaped area would account for 36,784 square feet of the project site.

Vehicle ingress and egress to the project site would be provided via one 26-foot wide drive aisle and curb cut off Forbes Boulevard. The project would also involve a modification to the City's public right of way. Specifically, an existing center landscape median on Forbes Boulevard is proposed to be modified to allow for a direct left turn lane into the project driveway.

The project sponsor has submitted applications for Design Review, a Conditional Use Permit, Tentative Map, and Transportation Demand Management Plan.

## Environmental Issues

The following environmental issues will be analyzed in detail in the EIR:

- Aesthetics
- Air Quality
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise
- Agriculture and Forestry Resources
- Biological Resources
- Energy
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Mineral Resources
- Population and Housing

- Public Services
- Transportation
- Utilities and Service Systems
- Recreation
- Tribal Cultural Resources
- Wildfire

The project would have probably environmental impacts on transportation. Alternatives to be analyzed in the EIR will be defined based on their potential to reduce or eliminate significant environmental impacts associated with the proposed project. The specific alternatives to be evaluated in the EIR may include, but are not limited to, the “No Project” alternative as required by CEQA and a reduced development alternative.

## Providing Comments

At this time, the City is soliciting your comments regarding the scope and content of the EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. This information will be considered when preparing the Draft EIR’s discussion of environmental impacts, mitigation measures, and alternatives. Because of time limits mandated by State law, comments must be received no later than 30 days after receipt of this notice.

Comments may be submitted by U.S. mail or by email prior to the close of the scoping period.

Mail comments to:

Christy Usher, Consultant Planner  
Planning Division  
City Hall Annex  
315 Maple Avenue  
P.O. Box 711  
South San Francisco, CA 94083

Email comments to Christy Usher at: [Christy.usher@ssf.net](mailto:Christy.usher@ssf.net)

For comments submitted via email, please include “NOP Comments: 499 Forbes Boulevard Project” in the subject line and the name and physical address of the commenter in the body of the email.

All comments on environmental issues received during the public scoping period will be considered and addressed in the Draft EIR, which is anticipated to be available for public review around March 2020. This NOP and other public review documents for this project will be available for viewing online at [www.ssf.net/CEQAdocuments](http://www.ssf.net/CEQAdocuments). These documents are also available for review at Planning Division offices (City Hall Annex) during regular business hours.

If you have any questions about the environmental review process, please contact Christy Usher at the contact information provided above.



Christy Usher, Consultant Planner  
Planning Division  
City of South San Francisco

## Attachments

Figure 1. Project Location

**Figure 1. Project Location**

499 Forbes Boulevard (previously 493 Forbes Boulevard) South San Francisco, CA



NATIVE AMERICAN HERITAGE COMMISSION  
Cultural and Environmental Department  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691 Phone: (916) 373-3710  
Email: [nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
Website: <http://www.nahc.ca.gov>



RECEIVED  
NOV 25 2019  
PLANNING DEPT.

November 18, 2019

Christy Usher  
South San Francisco, City of  
City Hall Annex, P.O. Box 711  
South San Francisco, CA 94083

RE: SCH# 2019110287, 499 Forbes Boulevard Project, San Mateo County

Dear Ms. Usher:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

**Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**



## AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
  - a. A brief description of the project.
  - b. The lead agency contact information.
  - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
  - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
  - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
  - a. Alternatives to the project.
  - b. Recommended mitigation measures.
  - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
  - a. Type of environmental review necessary.
  - b. Significance of the tribal cultural resources.
  - c. Significance of the project's impacts on tribal cultural resources.
  - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
  - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
  - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
  - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
  - a. Avoidance and preservation of the resources in place, including, but not limited to:
    - i. Planning and construction to avoid the resources and protect the cultural and natural context.
    - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
  - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    - i. Protecting the cultural character and integrity of the resource.
    - ii. Protecting the traditional use of the resource.
    - iii. Protecting the confidentiality of the resource.
  - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
  - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
  - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
  - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
  - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
  - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
  - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)



## SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf)

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

### NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
  - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
  - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
  - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
  - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: [Nancy.Gonzalez-Lopez@nahc.ca.gov](mailto:Nancy.Gonzalez-Lopez@nahc.ca.gov).

Sincerely,



Nancy Gonzalez-Lopez  
Staff Services Analyst

cc: State Clearinghouse

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 4  
OFFICE OF TRANSIT AND COMMUNITY PLANNING  
P.O. BOX 23660, MS-10D  
OAKLAND, CA 94623-0660  
PHONE (510) 286-5528  
www.dot.ca.gov



*Making Conservation  
a California Way of Life.*

December 16, 2019

Christy Usher, Planner  
City of South San Francisco  
315 Maple Avenue  
South San Francisco, CA 94083

SCH: 2019110287  
GTS# 04-SM-2019-00285  
GTS ID: 17789  
PM: SM-101-22.888

**Project: 499 Forbes Boulevard – Notice of Preparation (NOP)**

Dear Christy Usher:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for this project. We are committed to ensuring that impacts to the State's multimodal transportation system and to our natural environment are identified and mitigated to support a safe, sustainable, integrated and efficient transportation system. The following comments are based on our review of the November 2019 NOP.

***Project Understanding***

The project includes the construction of a five-story, 128,737 sq. ft. office building and a five-level 84,280 sq. ft. parking structure with 267 parking spaces. The project will also include an improvement to the existing railroad tracks as part of the City's Rails-to-Trails program and a modification to an existing center landscape median in the public Right-of-Way. Regional access is provided one mile away from the proposed project at US-101.

***Highway Operations***

Caltrans commends the project sponsor for submitting a preliminary Transportation Demand Management Plan and for implementing a last mile shuttle program.

In the Transportation Impact Analysis of the draft Environmental Impact Review, please include the intersections at the Northbound (NB) and Southbound (SB) US-101 ramps for Airport Boulevard, Grand Avenue and Oyster Point Boulevard. Include on-ramp and off-ramp storage capacity analyses to determine if the

proposed developments would impact these ramps, and if so, provide mitigation measures to reduce any queuing that spills back onto the freeway or city streets.

**Lead Agency**

As the Lead Agency, the City of South San Francisco is responsible for all project mitigation, including any needed improvements to US-101. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Mark Leong at 510-286-5528 or mark.leong@dot.ca.gov.

Sincerely,



MARK LEONG  
District Branch Chief  
Local Development - Intergovernmental Review

c. State Clearinghouse





December 12, 2019

Ms. Christy Usher  
Consultant Planner  
City of South San Francisco  
Planning Division  
315 Maple Ave  
South San Francisco, CA 94080

**Subject:** *Notice of Preparation for Draft Environmental Impact Report for 499 Forbes Boulevard – City of South San Francisco*

Dear Ms. Usher,

Thank you for notifying San Francisco International Airport (SFO or the Airport) regarding the Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the new office/R&D building, parking garage, and trail and right-of-way improvements project at 499 Forbes Boulevard (the project). We appreciate this opportunity to coordinate with the City of South San Francisco (the City) in considering and evaluating potential land use compatibility issues that this may pose.

As described in the NOP, the project site is located in the City’s East of 101 area of the City of South San Francisco, near the intersection of Forbes Boulevard and Allerton Avenue at 499 Forbes Boulevard. The project includes construction of an office/research and development building that is five stories (128,737 square feet) approximately 100 feet in height, and a five-level parking garage (84,280 square feet) approximately 60 feet in height.

Most of South San Francisco, including the proposed project site area in Oyster Point, is located within the Airport Influence Areas A and B, as defined in the Comprehensive Airport Land Use Compatibility Plan for the Environs of SFO (ALUCP). The ALUCP was adopted by the City/County Association of Governments of San Mateo County (C/CAG) in 2012 and addresses issues related to compatibility between airport operations and surrounding proposed land use development, considering noise impacts, safety of persons on the ground and in flight, height restrictions/airspace protection, and overflight notification. The forthcoming Draft EIR should describe the project’s consistency with these ALUCP policies.

With respect to noise compatibility, the project is situated outside of the Airport’s CNEL 65 dB noise contour. Additionally, the project is not situated within a runway end safety zone. Therefore, based on the information provided, the proposed project would not pose an airport land use compatibility issue with regard to noise or safety. However, the forthcoming Draft EIR should describe the project’s consistency with land use criteria within these runway end safety zones as described in ALUCP SP-1 through SP-3. Furthermore, please keep in mind many airport departure procedures currently are designed to ascend over this area, and any overnight uses in this area could experience some noise disturbances from aircraft departures. Noise impacts on sensitive receptors and any necessary mitigation measures should be fully evaluated in the EIR and the EIR should describe the project’s consistency with noise policies described in ALUCP NP-1 through NP-4.

Ms. Christy Usher  
December 12, 2019  
Page 2 of 2

The Airport appreciates your consideration of these comments. If I can be of assistance as the City considers airport land use compatibility as they relate to this project or future projects, please do not hesitate to contact me at (650) 821-9464 or at [nupur.sinha@fllysfo.com](mailto:nupur.sinha@fllysfo.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Nupur Sinha". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nupur Sinha  
Acting Planning Director  
Planning and Environmental Affairs

cc: James Castaneda, Airport Land Use Committee  
Sandy Wong, Airport Land Use Commission  
Nixon Lam, SFO, Environmental Affairs Manager





County of San Mateo  
Department of Public Works  
Utilities-Flood Control-Watershed Protection

499 FORBES BOULEVARD PROJECT  
499 Forbes Blvd, South San Francisco

RECEIVED  
DEC 09 2019  
PLANNING DEPT.

**To:** Christy Usher, Consultant Planner, Planning Division, P.O. Box 711, City of South San Francisco.

**From:** MC Mark Chow, P.E, Principal Civil Engineer, Utilities-Flood Control-Watershed Protection Section

**e-cc:** Ann Stillman, P.E., Deputy Director, Engineering & Resource Protection Division  
Krzysztof Lisaj, P.E., Senior Civil Engineer, Utilities-Flood Control-Watershed Protection  
Tiffany Deng, P.E., Associate Civil Engineer, Utilities-Flood Control-Watershed Protection

**Date:** November 26, 2019

**Subject:** **499 Forbes Boulevard, Notice of Preparation (NOP) for A Draft Environmental Impact Report (EIR)**

**Reviewer:** Tiffany Deng

**Submittal/Review No.:** 1 (Final)

The County of San Mateo Department of Public Works, in its capacity as the administrator of the San Mateo County Flood Control District (District) which includes the Colma Creek Flood Control Zone (Zone), has reviewed the project details for the subject project and offers the following comments:

**Flood Control Zone Comments**

1. Our records show that the proposed project site is located outside of the Zone. Since the project site is located outside of the Zone boundaries and does not contribute financially to the Zone's revenue and maintenance of the District's facilities, storm water runoff from this site must not be directed to drain into City of South San Francisco storm drain lines which ultimately enter the District's flood control channel. We request that you provide us with a copy of the as built drawings when completed for our review and record.
2. The District anticipates that the City of South San Francisco will be reviewing any green infrastructures (e.g. bio-retention facilities) proposed by the project for compliance with requirements of Provision C.3.d of the NPDES Municipal Regional Stormwater Permit (Order No. R2-2015-0049) from the San Francisco Bay Regional Water Quality Control Board.