

# NOTICE OF INTENT TO ADOPT A SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT INITIAL STUDY

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<b>Date:</b>	July 1, 2021
<b>To:</b>	State Clearinghouse and Interested Parties and Organizations
<b>Project Title:</b>	124 Airport Blvd/100 Produce Ave Residential Project
<b>Lead Agency:</b>	City of South San Francisco Planning Division City Hall Annex, P.O. Box 711 South San Francisco, California 94083
<b>Contact:</b>	Christopher Espiritu, Senior Planner
<b>Public Review Period:</b>	July 1, 2021 – July 30, 2021

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## Purpose of the Notice

Notice is hereby given that the City of South San Francisco, as lead agency, has prepared a Sustainable Communities Environmental Assessment (SCEA) Initial Study for the 124 Airport Blvd/100 Produce Ave Residential Project (proposed project), given that the proposed project meets the criteria for being considered a transit priority project, pursuant to Public Resources Code Section 21155(b). The SCEA analyzes the potential environmental effects associated with the proposed project in accordance with the California Environmental Quality Act (CEQA). Consistent with CEQA Guidelines Section 21155.2(b)(3), the City of South San Francisco has prepared this Notice of Intent (NOI) to provide responsible agencies and other interested parties with notice of the availability of the SCEA and to solicit comments regarding the environmental issues associated with the proposed project.

## Project Location

The project site consists of an approximately 2.56-acre parcel (Site 1) located at 124 Airport Boulevard (APN 015-113-180) and an approximately 1.56-acre parcel (Site 2) located at 100 Produce Avenue (APN 015-113-380), both in the City of South San Francisco, California. The overall project site is bound by Airport Boulevard/Produce Avenue to the east, Colma Creek to the south and west, and Caltrain railroad tracks to the north. San Mateo Avenue transects the site. Highway 101 (US-101) is located approximately 450 feet to the east of the project site. Both sites are zoned Business Commercial (BC), and the City of South San Francisco General Plan designates both sites as Business Commercial. Site 1 is also designated Business Commercial by the Downtown Station Area Specific Plan (DSASP). Site 2 is not in the DSASP.

Surrounding land uses include commercial and industrial businesses, such as Polywell Computers manufacturing, World Class Charter busses, Lindenville Auto Body Center, and Marble West floor refinishing service. The South San Francisco Caltrain station is located 0.5 miles north of the project site, and the San Bruno BART station is located approximately one mile south of the project site. Figure 1 shows an aerial image of the project site.

The project site is not listed on the Hazardous Waste and Substances Sites List as set forth in Government Code Section 65962.5.

## Project Description

The proposed project would involve demolition of the on-site commercial buildings and redevelopment of the project site with two seven-story multi-family residential buildings, for a total of 480 units. Ten percent of the units would be designated as Low-Income units. The first two levels of each building would be used for parking, and would provide 560 parking spaces in total. The proposed project would also include construction of new streetscape and landscaping improvements along the Airport Boulevard/Produce Avenue and San Mateo Avenue frontages. Additionally, the proposed project would include the removal of the northwestern and southwestern slip lanes at the intersection of Airport Boulevard/San Mateo Avenue/Produce Avenue.

Implementation of the proposed project would require City approval of the following entitlements:

- **General Plan Amendment (GPA)** to allow the City to apply the Downtown Transit Core (DTC) land use designation to additional areas it deems appropriate for transit-oriented development, and to redesignate the entire project site from BC to DTC;
- **Downtown Station Area Specific Plan Amendment** to amend the DSASP Land Use Plan to remove Site 1 from the Specific Plan;
- **Rezone** of both sites from BC to Planned Development (PD);
- **Transportation Demand Management (TDM) Program:** The project would include a TDM Program intended to help alleviate congestion on local roadways. Common TDM measures could include: preferential parking for electric vehicles, on-site EV charging stations, unbundled residential parking, vanpool or carpool services, and public transit information kiosks in building lobbies;
- **Site Plan – Design Review:** Per Section 20.480.002 of the City’s Municipal Code, the proposed project would be subject to Design Review by the City. Specifically, the site plan would be analyzed based on the physical features of the proposed project, including, but not limited to, the following elements: building proportions and architectural details; site design, orientation location; size, location, and arrangement of on-site parking; exterior colors and materials; and location and type of landscaping. The purpose of the regulations is to ensure that development throughout the City is designed to support General Plan policies and to promote high-quality design, well-crafted and maintained buildings and landscaping, the use of high-quality building materials, and attention to the design and execution of building details and amenities in both public and private projects;
- **Density Bonus:** The project will include a 20 percent density bonus as allowed by the State Density Bonus Law; and
- **Tree Removal Permit.**

## Sustainable Communities Environmental Assessment

Based on the SCEA Initial Study, the City of South San Francisco has determined that:

- 1) the project is consistent with the density, building intensity, and applicable policies specified for the project area in the Plan Bay Area prepared by the Metropolitan Transportation Commission and Association of Bay Area Governments (MTC/ABAG);
- 2) the project qualifies as a transit priority project pursuant to Public Resources Code Section 21155(b);
- 3) the project is a residential or mixed-use project as defined by Public Resources Code Section 21159.28(d);
- 4) the project as mitigated incorporates all relevant and feasible mitigation measures, performance standards, or criteria set forth in both the Plan Bay Area Environmental Impact Report (EIR) and the General Plan EIR;

- 5) all potentially significant or significant effects required to be identified and analyzed pursuant to the California Environmental Quality Act (CEQA) have been identified and analyzed in an initial study; and
- 6) the project, as mitigated, either avoids or mitigates to a level of insignificance all potentially significant or significant effects of the project (i.e., air quality, biological resources, geology and soils, transportation) required to be analyzed pursuant to CEQA.

Therefore, the City of South San Francisco finds that the proposed project complies with the requirements of CEQA for using an SCEA as authorized pursuant to Public Resources Code Section 21155.2(b).

## Providing Comments

At this time, the City is soliciting comments regarding the SCEA from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. 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 **July 30, 2021 at 5pm.**

Mail comments to:

Christopher Espiritu, Senior Planner  
Planning Division City Hall  
City of South San Francisco  
315 Maple Avenue  
South San Francisco, CA 94083

Email comments to Christopher Espiritu at: [Christopher.Espiritu@ssf.net](mailto:Christopher.Espiritu@ssf.net)

For comments submitted via email, please include "SCEA Comments: 124 Airport Blvd/100 Produce Ave Residential Project" in the subject line and the name and physical address of the commenter in the body of the email.

The South San Francisco Planning Commission is anticipated to consider the SCEA and make a recommendation to City Council on the project at one of their regularly scheduled meetings after the end of the public comment period. This NOI and other public review documents for this project will be available for viewing online at [www.ssf.net/CEQAdocuments](http://www.ssf.net/CEQAdocuments). Due to the COVID-19 pandemic, hard copies will be mailed upon request rather than accessible to the public at a physical location. If you need a hardcopy of the SCEA or any of the documents referenced therein, please contact Christopher Espiritu, Senior Planner, at [Christopher.Espiritu@ssf.net](mailto:Christopher.Espiritu@ssf.net) or (650) 877-8535, and one will be mailed to you at no cost.

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

Respectfully,

Christopher Espiritu, Senior Planner  
Planning Division  
City of South San Francisco

## Attachments

Figure 1. Project Location

Figure 2. Proposed Project Site Plan

Figure 1 Project Location



Figure 2 Proposed Project Site Plan

