

**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: 124 Airport Blvd/100 Produce Ave Residential Project**

Lead Agency: City of South San Francisco Contact Person: Tony Rozzi, Principal Planner  
Street Address: 124 Airport Boulevard/100 Produce Avenue Phone: (650) 877-8535  
City: South San Francisco Zip: 94080 County: San Mateo

**Project Location:** County: San Mateo City/Nearest Community: South San Francisco  
Cross Streets: Airport Boulevard/Produce Avenue and San Mateo Avenue Zip code: 94080  
Lat./Long/: 37 ° 38 ' 59.85 " N / 122 ° 24 ' 27.05 " W Total Acres: 4.12  
Assessor's Parcel No. 015-113-180 and 015-113-380 Section: 21 Twp: 3S Range: 5W Base: MDBM  
Within 2 miles: State Hwy#: U.S. 101, I-280, I-380, SR 82 Waterways: Colma Creek, San Francisco Bay  
Airports: San Francisco Int'l. Railways: Caltrain Schools: S. San Francisco High, Parkway Heights Middle, Sunshine Gardens Elementary, All Souls & St. Veronica Catholic

**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: SCEA/IS  
 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 Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan (Subdivision, etc.)  Other: Specific Plan Amendment, Site Plan/ Design Review, Transportation Demand Management Program, Density Bonus, and Tree Removal Permit

**Development Type:**

Residential: Units 480 Acres 4.12  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**Project Issues That May Have a Significant or Potentially Significant Impact:**

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

**Present Land Use/Zoning/General Plan Designation:** (see attachment)

**Project Description:** (see attachment)

**Reviewing Agencies Checklist**

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction       |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of          |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of        |
| <input checked="" type="checkbox"/> Caltrans District # <u>4</u>        | <input checked="" type="checkbox"/> Public Utilities Commission     |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>2</u>        |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                           |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling & Recovery,            |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy         | <input type="checkbox"/> Department of                              |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> S.F. Bay Conservation & Development        |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &   |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Mountains Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> San Joaquin River Conservancy              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> Santa Monica Mountains Conservancy         |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> State Lands Commission                     |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Clean Water Grants                  |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # <u>3</u>   | <input checked="" type="checkbox"/> SWRCB: Water Quality            |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> SWRCB: Water Rights                        |
| <input type="checkbox"/> Forestry & Fire Protection, Department of      | <input type="checkbox"/> Tahoe Regional Planning Agency             |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Toxic Substances Control, Department of    |
| <input type="checkbox"/> Health Services, Department of                 | <input checked="" type="checkbox"/> Water Resources, Department of  |
| <input checked="" type="checkbox"/> Housing & Community Development     | <input type="checkbox"/> Other: _____                               |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other: _____                               |

**Local Public Review Period**

Starting Date July 1, 2021 Ending Date July 30, 2021

<b>Lead Agency:</b> <u>City of South San Francisco</u>	<b>Applicant:</b> <u>The Hanover Company</u>
Consulting Firm: <u>Raney Planning &amp; Management, Inc.</u>	Address: <u>156 Diablo Road, Suite 220</u>
Address: <u>1501 Sports Drive</u>	City/State/Zip: <u>Danville, CA 94526</u>
City/State/Zip: <u>Sacramento, CA 95834</u>	Phone: ( <u>925</u> ) <u>406-4491</u>
Contact: <u>Nick Pappani</u>	
Phone: ( <u>916</u> ) <u>372-6100</u>	

**Signature of Lead Agency Representative:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.

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**Present Land Use/Zoning/General Plan Designation:** The project site consists of two component parts: Site 1 and Site 2. Site 1 is currently developed with four commercial buildings, and Site 2 is currently developed with two commercial buildings. Both sites are zoned Business Commercial (BC) and designated Business Commercial by the City's General Plan. Site 1 is also designated Business Commercial by the City's Downtown Station Area Specific Plan (DSASP). Site 2 is not located within the boundaries of the DSASP.

**Project Description:** The proposed project would include demolition of the on-site structures and subsequent 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. In addition, the project would include the removal of the northwestern and southwestern slip lanes at the intersection of Airport Boulevard/San Mateo Avenue/Produce Avenue. The project would require approval of a General Plan Amendment to redesignate the project site to Downtown Transit Core (DTC), a Rezone of the project site to Planned Development (PD), a DSASP Amendment, a Transportation Demand Management Program, a Site Plan and Design Review, a Density Bonus, and a Tree Removal Permit.