

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

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

Lead Agency: City of South San Francisco, Planning Division

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Project Location: South San Francisco
City

San Mateo
County

Project Description (Proposed actions, location, and/or consequences).

The project site consists of an approximately 2.56-acre parcel located at 124 Airport Boulevard (APN 015-113-180) and an approximately 1.56-acre parcel located at 100 Produce Avenue (APN 015-113-380), both in the City of South San Francisco, California.

The 124 Airport Blvd/100 Produce Ave Residential Project (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 project-wide 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 southwestern 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, Downtown Station Area Specific Plan Amendment, Rezone, Transportation Demand Management Program, Site Plan and Design Review, Density Bonus, and Tree Removal Permit.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Sustainable Communities Environmental Assessment Initial Study (SCEA IS) identifies potentially significant project-specific impacts for the following issue areas: Air Quality, Biological Resources, Geology and Soils, and Transportation.

However, the SCEA IS project-specific includes mitigation measures to reduce all potentially significant impacts to less-than-significant levels. For example, the mitigation measures require the following: incorporation of appropriate indoor air filters; an evaluation to identify naturally-occurring asbestos; pre-construction surveys for protected wildlife species; preparation of a geotechnical exploration and incorporation of all identified geotechnical recommendations into project design; and improvements to the Airport Boulevard/San Mateo Avenue/Produce Avenue intersection.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The City of South San Francisco has not yet received comments on the proposed project that raise issues or areas of controversy. However, typical concerns related to development within the City include:

- Aesthetic concerns;
- Increase in air pollutant and GHG emissions;
- Indirect impacts related to population growth; and
- Traffic impacts.

Provide a list of the responsible or trustee agencies for the project.

- California Department of Fish and Wildlife;
- Regional Water Quality Control Board; and
- Bay Area Air Quality Management District.