

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: 40 Airport Blvd Project

Lead Agency: City of South San Francisco Contact Person: Christopher Espiritu, Senior Planner
Street Address: 315 Maple 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 and San Mateo Avenue Zip code: 94080
Lat./Long/: 37 ° 39 ' 3.86 " N / 122 ° 24 ' 29.95 " W Total Acres: 1.63
Assessor's Parcel No. 015-126-010 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 Land Division Other: Specific Plan Amendment, Site Plan/Design Review, and Transportation Demand Management Plan

Development Type:

Residential: Units 292 Acres 1.63 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:

The project site is currently developed with an approximately 35,000 square foot (sf) two-story commercial building, which is used as an office, storage, and assembly facility for a produce distribution company. The existing development also includes a paved parking area. The City of South San Francisco General Plan designates the site as Business Commercial (BC) and the site is zoned Freeway Commercial (FC). The project site is located within the boundaries of the South San Francisco Downtown Station Area Specific Plan (DSASP), which designates the site as Business Commercial (BC).

Project Description:

The proposed project would include the demolition of the existing building and subsequent redevelopment of the project site with one eight-story apartment building with 292 multi-family residential units. In addition, the proposed building would include 308 parking stalls on two levels of podium parking, approximately 17,566 sf of amenity space, and associated improvements. The proposed project would require approval of a General Plan Amendment, Specific Plan Amendment, Zoning Map Amendment, Transportation Demand Management Plan, and Site Plan – Design Review.

Reviewing Agencies Checklist

Appendix C

continued

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

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| <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 # 4 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 2 |
| <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 # 3 | <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 checked="" 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 May 2, 2022 Ending Date May 31, 2022

Lead Agency: City of South San Francisco Applicant: Blake Griggs Properties, LLC
 Consulting Firm: Raney Planning & Management, Inc. Address: 550 Hartz Avenue, Suite 220
 Address: 1501 Sports Drive City/State/Zip: Danville, CA 94526
 City/State/Zip: Sacramento, CA 95834 Phone: (925) 575-8737
 Contact: Angela DaRosa
 Phone: (916) 372-6100

Signature of Lead Agency Representative:  Date: 4/29/22

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