CITY OF DALY CITY
333-90TH STREET
DALY CITY, CA 94015-1895

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

SERRAMONTE DEL REY CAMPUS REDEVELOPMENT
699 SERRAMONTE BOULEVARD (APN 091-211-230)

GENERAL PLAN AMENDMENT GPA-04-21-014998
PLANNED DEVELOPMENT PD-04-21-014997
DESIGN REVIEW DR-04-21-015000
MAJOR SUBDIVISION SUB-04-21-014999

As the Lead Agency for the above project under the California Environmental Quality Act (CEQA), the City of Daly City will prepare an Environmental Impact Report (EIR) for the above referenced project and would like your input regarding the scope and content of the environmental information to be addressed in the EIR.

Pursuant to State law, the deadline for your response is 30 days after receipt of this notice; however, we would appreciate an earlier response, if possible. The City will accept written comments until **Friday, July 21, 2023, at 5:00 p.m**.

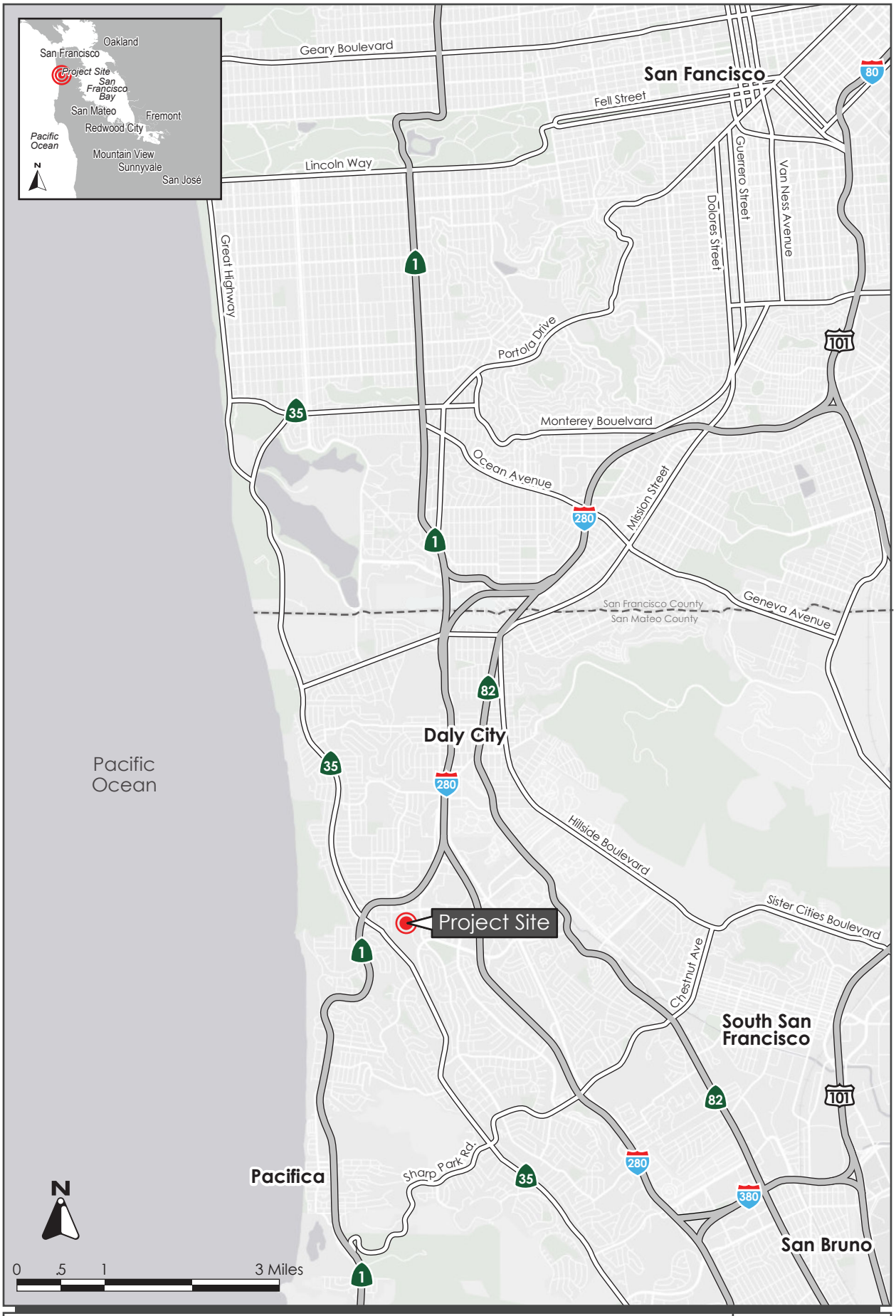
If you intend to provide written comments, please identify a contact person in the comments and send them to:

Michael Van Lonkhuysen, Planning Manager
City of Daly City – Planning Division
333 90th Street
Daly City, CA 94015

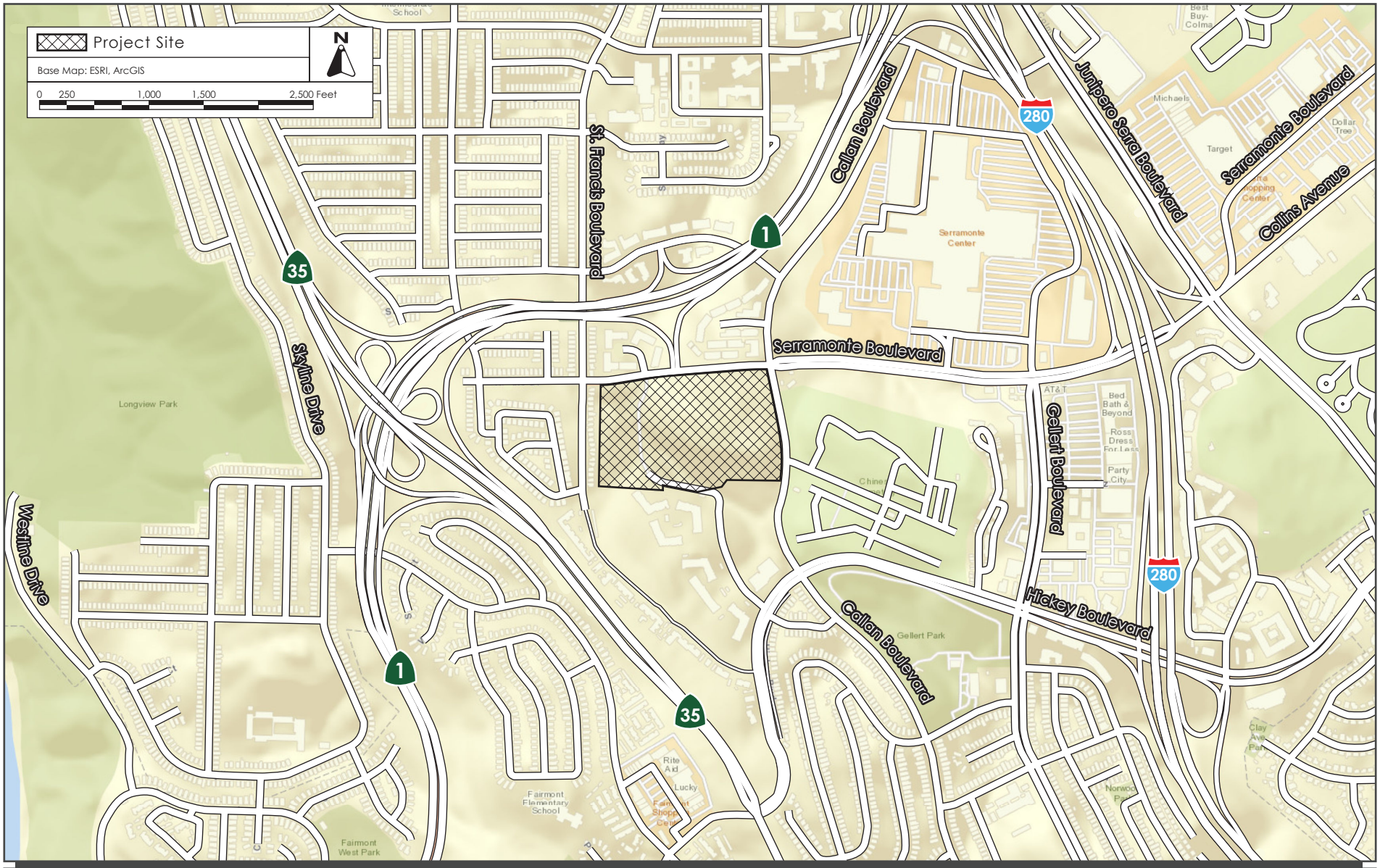
Should you have any questions concerning the project, please feel free to contact Michael Van Lonkhuysen in the Daly City Planning Division at (650) 991-8158 or mvanlonkhuysen@dalycity.org.

Project Location

The approximately 22-acre project site is located on the south side of Serramonte Boulevard between the intersections of Callan Boulevard/Serramonte Boulevard and St. Francis Boulevard/Serramonte Boulevard in the City of Daly City (see Figure 1, Figure 2, and Figure 3).



REGIONAL MAP | FIGURE 1



VICINITY MAP

FIGURE 2

AERIAL PHOTOGRAPH AND SURROUNDING LAND USES | FIGURE 3

Project Description

The approximately 22-acre project site currently consists of a main building built in the 1960s currently occupied by Jefferson Union High School District (JUHSD) offices and non-profit organizations, temporary buildings, surface parking, and construction activity for JUHSD faculty and staff housing. A Serramonte Del Rey Precise Plan (PD-31) was approved for the project site in 1985 and allowed up to 175 residential units and approximately 700,000 square feet (sq. ft.) of office space. The applicant and owner, JUHSD, is proposing to prepare a new Precise Plan (see Figure 4) to allow for the redevelopment of the project site with up to 1,235 units of affordable and market-rate rental housing and up to 14,000 sq. ft. of neighborhood-serving retail/commercial uses (including 1,400 sq. ft. for a Head Start childcare facility). The site will be divided into seven development parcels and additional street parcels with public access easements (see Figure 5). Table 1 below summarizes the proposed maximum development per parcel. Build-out of the site is anticipated to be over a ten-year period.

Table 1: Development Maximum Per Parcel

Parcel Number	Maximum Residential Units[1]	Maximum Retail/Commercial (sq. ft.)[3]
Parcel A[2]	122	0
Parcel B	210	8,000
Parcel C	125	6,000[4]
Parcel D	270	6,000
Parcel E	330	6,000
Parcel F	400	6,000

1. Shows maximum residential units per parcel; however, the total amount of residential units across all parcels shall not exceed 1,235 units.

2. Parcel A is currently under construction and was approved under a separate application

3. Parcels C-F may provide retail/commercial space in addition to the 8,000 sq. ft. assumed for Parcel B; however, the total amount across all parcels shall not exceed 14,000 sq. ft.

4. Parcel C is permitted to build up to 2,000 sq. ft. of daycare facilities within its allotment of retail/commercial square footage

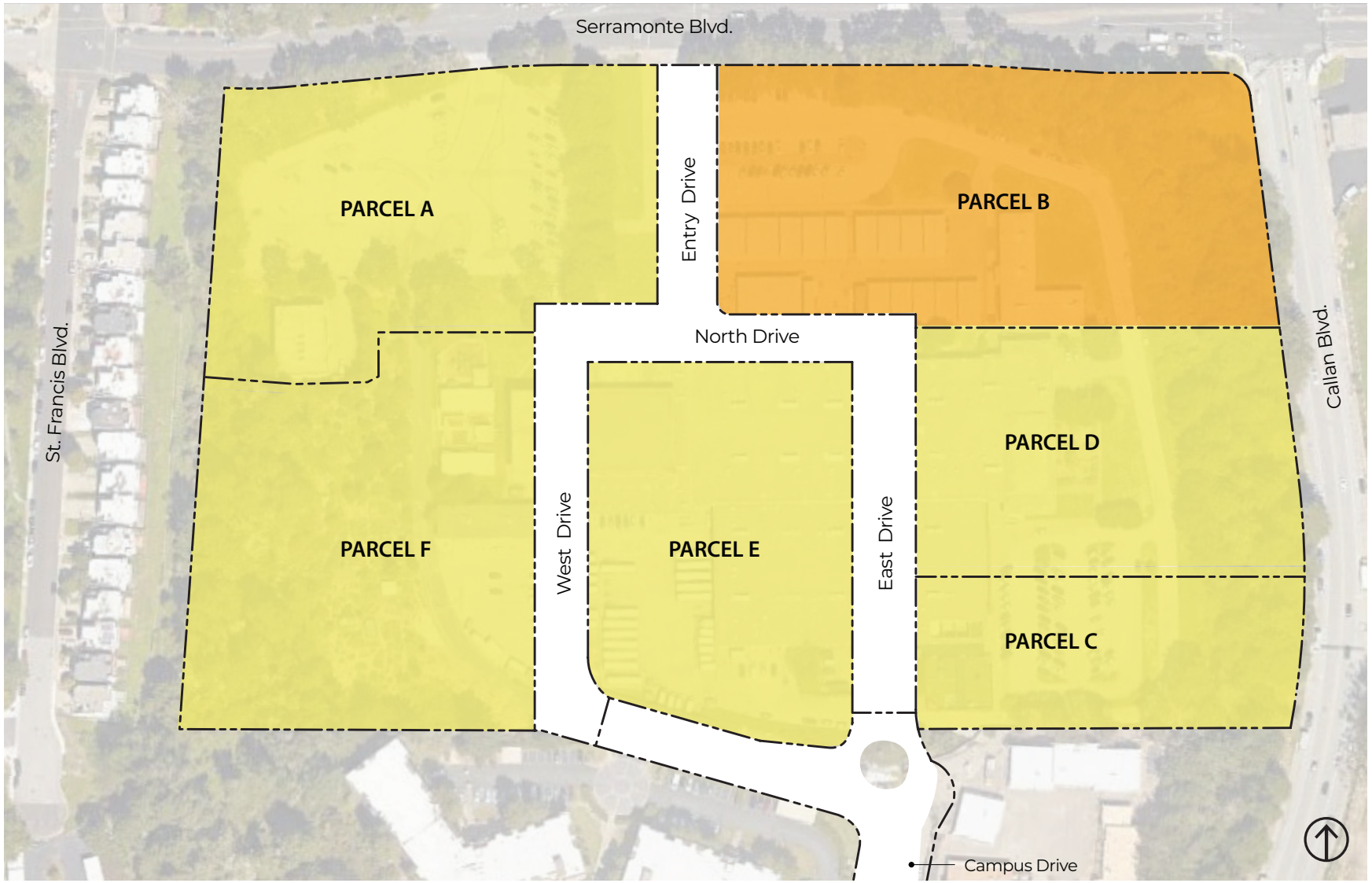
JUHSD is also seeking design review approval for the proposed development on Parcel B, which will include a six-story, 201-unit mixed-use building with approximately 345 parking spaces and approximately 8,000 sq. ft. of retail space, a park, play structure, and various amenities for residents (see Figure 6). The building would have a maximum height of 74 feet to the top of the parapet (85 feet to the top of the elevator shaft). Design review approval for Parcels C through F would occur as subsequent applications.

Existing Precise Plan Area (PD31)

Precise Plan Update

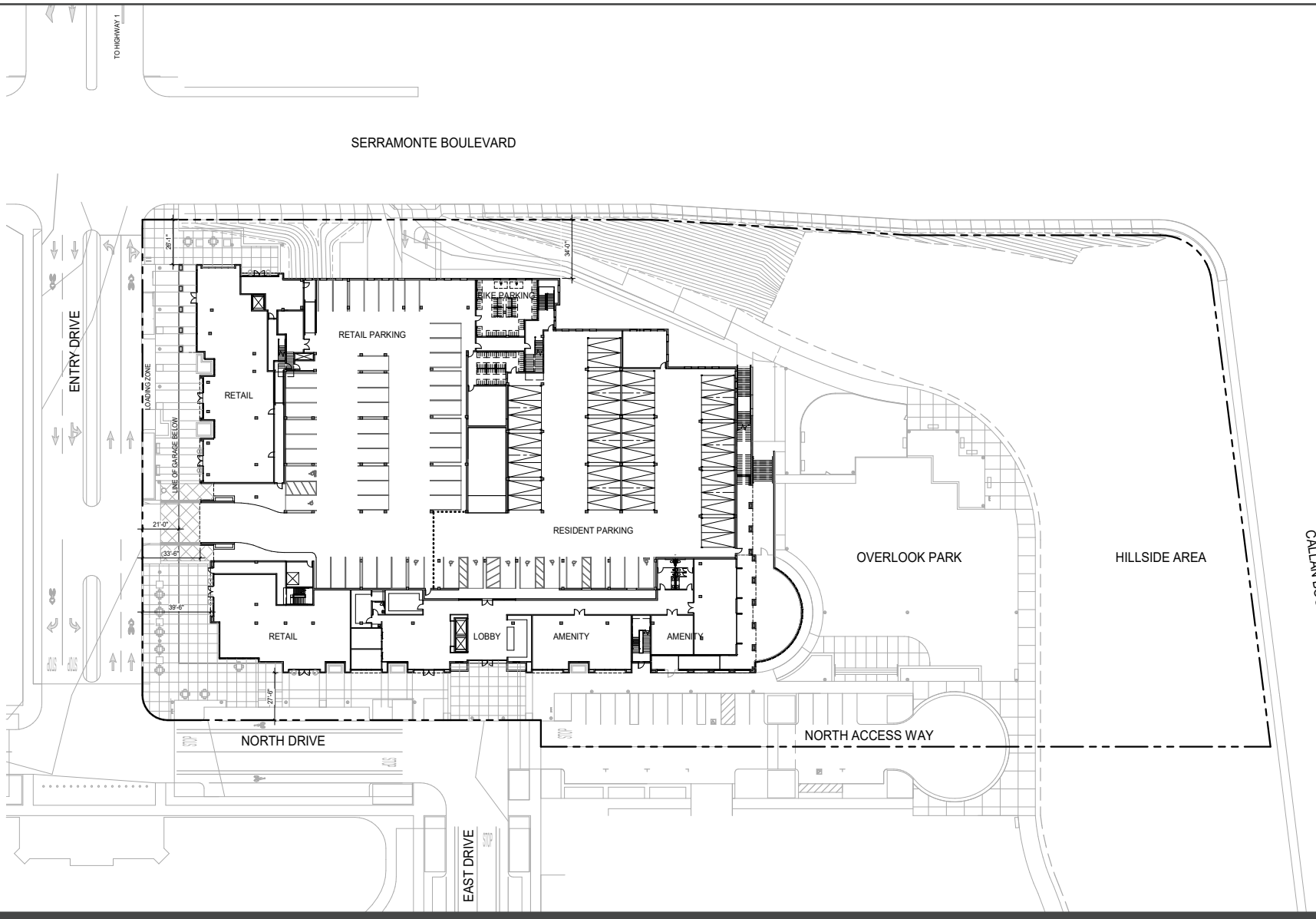
Faculty and Staff Housing (PD31A)

PRECISE PLAN BOUNDARY | FIGURE 4



PROPOSED PRECISE PLAN PARCELS

FIGURE 5



PARCEL B CONCEPTUAL SITE PLAN

FIGURE 6

Potential Environmental Impacts of the Project

The EIR will identify the significant environmental impacts anticipated to result from the proposed project. Mitigation measures will be identified for significant impacts, as warranted. The EIR will discuss the following environmental resource areas as related to the proposed project:

1. Aesthetics

The EIR will describe the existing visual character of the project site and surrounding area, and the projected changes resulting from implementation of the project. Visual impacts resulting from the project would include any significant adverse environmental effects resulting from building mass and height, lighting, and possible glare to adjacent land uses.

2. Air Quality

The EIR will address the regional air quality conditions in the Bay Area and discuss the proposed project's impacts to local and regional air quality according to 2017 Bay Area Air Quality Management District (BAAQMD) guidelines and thresholds.

3. Biological Resources

The project site is within a developed urbanized area. The site is developed with JUHSD buildings surrounded by surface parking lots. Additionally, there are a number of trees on the site, along with a garden maintained by the school for educational purposes The EIR will evaluate the project's impact on biological resources, such as removal of trees and impacts on nesting birds that may be present.

4. Cultural Resources

The EIR will evaluate the project's potential to impact cultural resources, including historic resources, archaeological resources, and tribal cultural resources.

5. Energy

The EIR will examine the potential for the project to result in excessive or inefficient use of energy and discuss the energy conservation measures included in the project.

6. Geology

The project site is located in a seismically active region, including the presence of the San Andreas fault system west of the site. The EIR will discuss the project's potential to exacerbate impacts due to seismic hazards and soil conditions on the project site.

14. Greenhouse Gas Emissions

The EIR will address the proposed project's contribution to regional and global greenhouse gas emissions based on BAAQMD thresholds, as well as the project's compliance with the City's own plans and policies to reduce GHG emissions. Proposed design measures to reduce energy consumption and vehicle miles traveled, which in turn would reduce greenhouse gas emissions, will be discussed.

7. Hazards and Hazardous Materials

The EIR will evaluate the potential for hazardous materials contamination in soil and/or groundwater on and near the development properties which could be affected by site demolition, grading, or excavation. The EIR will discuss the potential for hazardous material contamination to impact construction workers or future occupants at the site.

8. Hydrology and Water Quality

The EIR will describe the existing hydrologic and drainage conditions at the six development properties and any changes in site drainage and hydrological conditions resulting from implementation of the proposed project. The EIR will also describe the project's impact on stormwater runoff quantity and quality during and post-project construction.

9. Land Use

The project site is located in a developed urbanized area and is surrounded by general commercial and residential land uses, as well as an adjacent cemetery. The EIR will describe the existing land uses adjacent to and within the project area. Environmental impacts due to conflicts with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect will be discussed.

10. Mineral Resources

The EIR will describe if the project would result in the loss of availability of a known mineral resource or locally-important mineral resource recovery site.

11. Noise

The existing, predominant noise sources in the project vicinity are local traffic on surface streets and Highway 1 and Highway 35. The EIR will describe the existing noise conditions in the project area and will address noise and vibration impacts from the specific developments (including noise from project-generated traffic and project demolition/construction).

12. Public Services and Recreation

The EIR will describe the available public services (e.g., fire and police protection, schools, and parks) in the project area and the potential for the project to require the expansion or construction of those facilities.

13. Transportation

The EIR will examine the existing traffic conditions in the immediate vicinity of the project site. The EIR will include a vehicle miles traveled analysis, pursuant to Senate Bill 743, as well as an assessment of the project's potential to impact pedestrian, bicycle, and transit facilities.

14. Tribal Cultural Resources

The EIR will discuss the project's potential for impacts to tribal cultural resources under Assembly Bill 52.

15. Utilities

The EIR will describe the existing sanitary sewer, storm drain, water, and solid waste services for the project area. The EIR will discuss the adequacy of the existing utilities and service systems to accommodate the project's demand and will describe any utility improvements proposed by the project, based in part on a water supply assessment to be prepared by the project.

16. Alternatives

The EIR will examine alternatives to the proposed project, including a No Project alternative and one or more alternative development scenarios depending on the impacts identified. Alternatives discussed will be chosen based on their ability to reduce or avoid identified significant impacts of the proposed project, while still achieving most of the identified project objectives.

17. Significant Unavoidable Impacts

The EIR will identify those significant impacts, if any, that cannot be avoided if the project is implemented as proposed.

18. Cumulative Impacts

The EIR will include a Cumulative Impacts analysis addressing the impacts of the project when considered with past, present, and reasonably foreseeable future projects in the area.

19. Other Required Sections

In conformance with the CEQA Guidelines, the EIR will also include the following sections: 1) growth-inducing impacts, 2) significant irreversible environmental changes, 3) references and organizations/persons consulted, and 4) EIR authors.