

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: 455 Hickey Boulevard Office Redevelopment Project

Lead Agency: City of Daly City

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Project Location: Daly City, San Mateo County

City

County

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

The project applicant proposes to demolish the existing 80,652-square-foot five-story office building and 112,500 square foot three-level parking garage to construct one of two development options: (1) Office Building or (2) Medical Office Building. Under the Office Building development option, the project would construct a 280,000-square-foot and eight-story office building above three levels of podium parking. Under the Medical Office development option, the project would construct a 180,000-square-foot and five-story medical office building above three levels of podium parking. A total of 900 parking spaces would be provided under either development option. The project includes a Planned Development (PD) Rezone from Light Commercial (C1), Planned Development (PD8A) and Commercial Office (CO) to a new PD number and a Lot Merger. The Lot Merger would modify the General Plan designation of the northwest portion of project site from the existing Retail and Office (C-RO) to Commercial Office (C-O).

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

Impact AIR-1.1: The project would have fugitive dust impacts but the impact is mitigated with MM AIR-1.1, which requires the implementation of BAAQMD best management practices to control fugitive dust.

Impact AIR-2.1: The project would generate cancer health risks exceeding the BAAQMD single-source thresholds. With MM AIR-2.1, the project would be required to implement a construction management plan that either includes all equipment rated Tier 4 or a plan that shows the project would have a 45 percent reduction in diesel particulate matter exhaust.

Impact BIO-1.1: The project would impact nesting birds. MM BIO-1.1 through BIO-1.4 would require the project to avoid the nesting bird season when feasible or survey the project site and mark construction free buffers to reduce impacts to active nests.

Impact CUL-1.1: The project may result in the discovery of a subsurface archaeological resource during construction. MM CUL-1.1 through 1.2 include measures to stop all construction work and have a qualified archaeologist evaluate the find to determine the proper next steps.

Impact CUL-2.1: The project may uncover human remains during construction. MM CUL-2.1 includes actions to stop all construction work and contact the City and County coroner to evaluate the remains before construction may proceed. **Impact**

GEO-1.1: The project may uncover unique paleontological and/or geological features during construction. MM GEO-1.1 includes actions to stop construction and have a qualified paleontologist evaluate the fossil.

Impact NOI-1.1: The project would generate temporary noise during construction. Best management practices to reduce construction-related noise are included as part of MM NOI-1.1.

Impact NOI-2.1: The project would generate temporary vibration during construction. Best management practices to reduce construction-related vibration are included as part of MM NOI-2.1.

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

Not applicable.

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

Not applicable.