

# CITY OF BURLINGAME

City Hall – 501 Primrose Road  
Burlingame, California 94010-3997



## COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division  
PH: (650) 558-7250  
FAX: (650) 696-3790

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**Date:** June 12, 2014

**To:** Office of Planning and Research, Responsible Agencies, Trustee Agencies, Organizations, and Interested Parties

**From:** City of Burlingame, Community Development Department

**Subject:** **Notice of Preparation of a Draft Environmental Impact Report**  
for the Carolan Avenue/Rollins Road Residential Project

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As Lead Agency, the City of Burlingame will prepare a Draft Environmental Impact Report (EIR) for the proposed Carolan Avenue/Rollins Road Residential project, as described in more detail below. The City welcomes your input regarding the scope and content of the environmental information that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the proposed project. If you are affiliated with a public agency, this EIR may be used by your agency when considering subsequent approvals related to the project. The project description, location, and probable environmental effects that will be analyzed in the Draft EIR for the project are attached.

Due to the time limit mandated by State law, your response must be sent at the earliest possible date but ***no later than 30 days*** after receipt of this notice. Please include your name and contact information, and direct your response to this NOP to:

Kevin Gardiner, Planning Manager  
City of Burlingame, Community Development Department  
501 Primrose Road  
Burlingame, CA 94010  
Phone: (650) 558-7250  
Email: [kgardiner@burlingame.org](mailto:kgardiner@burlingame.org)

In addition, comments may be provided at the ***EIR Public Scoping Meeting***. The EIR Public Scoping Meeting will be held as part of the regularly scheduled City of Burlingame Planning Commission meeting on June 23, 2014 at 7:00pm at the Burlingame City Hall Council Chambers at 501 Primrose Road, Burlingame, CA 94010.

Written and/or oral comments should focus on possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the proposed project in light of the EIR's purpose to provide useful and accurate information about such factors.

■ Register online for the City of Burlingame list serve at [www.burlingame.org](http://www.burlingame.org) ■

**NOTICE OF PREPARATION OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE  
CAROLAN AVENUE/ROLLINS ROAD RESIDENTIAL PROJECT**

**Project Title:** Carolan Avenue/Rollins Road Residential Development Project

**Project Location:** The 5.4-acre project site is comprised of four parcels [Assessor Parcel Numbers (APNs): 026-240-290, -340, -360, and -370] located west of US Highway 101 (US 101) and south of Broadway at 1008-1028 Carolan Avenue and 1007-1025 Rollins Road in the City of Burlingame. Regional and vicinity maps of the project site are provided on Figures 1 and 2, respectively.

The project site is currently developed with eight, one-story buildings ranging from 3,480 to 53,140 square feet. The buildings were constructed between 1943 and 1982 and are currently occupied by automotive repair, rental, and sales facilities. The project is bounded by multi-family residences (Northpark Apartments) to the north, Rollins Road to the east, single-family and multi-family residences to the south, and Carolan Avenue to the west.<sup>1</sup> An aerial photograph of the project site and surrounding land uses is provided on Figure 3.

**Project Description:** The project proposes to develop 290 residential units (22 townhouses and 268 apartments), consistent with the existing General Plan and zoning designations for the site. The apartments are proposed in the northern and central portions of the site, and the townhouses are proposed along the southern portion of the site. The project would also include parking facilities, open space and pedestrian amenities, and landscaping.

The project would require utility connections and improvements, including installation of an approximately 1,300 foot long, eight-inch sewer main from the project site to the existing 36-inch sewer main in Cadillac Way. The project also proposes to extend the existing soundwall along the west side of US 101 to a point even with the northern edge of the project site. Currently, the soundwall terminates at a point even with the southern edge of the site.

The project would require Conditional Use Permits for multi-family residential use on-site and for a maximum building height of 61'-6" for the apartment buildings (a conditional use permit is required for buildings over 35 feet in height up to a maximum of 75 feet). The project also requires Special Permits for vehicular circulation within the 20-foot setback along the southern property line of the site, and for a maximum building height of 34'-4" for the townhouses, (a special permit is required for structures between 30 and 36 feet in height). The project also requires Design Review to assess the project's compatibility with the character of the neighborhood, and a Condominium Permit for the proposed 22-unit townhome condominiums.

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<sup>1</sup> For ease of reference, Rollins Road is considered east of the site and Carolan Avenue is considered west of the site.

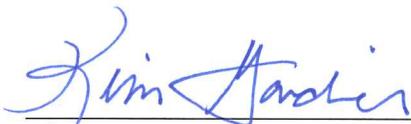
**Potential Environmental Effects of the Project:** The EIR will describe the existing environmental conditions on the project site and will identify the significant environmental impacts anticipated to result from development of the project. Where potentially significant environmental impacts are identified, the EIR will discuss mitigation measures that may make it possible to avoid or reduce significant impacts, as appropriate. The EIR will include the topics described below. Additional subjects may be added at a later date, as new information comes to light.

- **Aesthetics** – The EIR will describe the existing visual character of the site area and the projected changes resulting from development of the residential project. Visual issues resulting from the proposed project would include any significant adverse environmental effects resulting from building mass and height, lighting, and possible glare to adjacent land uses. Mitigation measures will be identified to reduce or avoid significant aesthetic impacts, as appropriate.
- **Air Quality** – The EIR will describe the regional air quality conditions of the San Francisco Bay Area and will evaluate air quality impacts from the project (including those associated with vehicular emissions and construction emissions) and to the project (including emissions from adjacent roadways), in conformance with the criteria identified by the Bay Area Air Quality Management District. The project’s consistency with the 2010 Bay Area Clean Air Plan will also be discussed. Mitigation measures will be identified to reduce or avoid significant air quality impacts, as appropriate.
- **Biological Resources** – Given the urban and developed nature of the project site, the primary biological resources on-site are existing trees. 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. Mitigation measures will be identified to reduce or avoid significant biological resources impacts, as appropriate.
- **Cultural Resources** – Although there are no designated historic resources identified on the project site, some buildings on and adjacent to the site are over 50 years old and could be considered historic resources. The EIR will evaluate the project’s impact to historic, as well as pre-historic, resources on-site. Mitigation measures will be identified to reduce or avoid significant cultural resources impacts, as appropriate.
- **Energy** – The EIR will examine the potential for the project to result in excessive or inefficient use of energy and will discuss the energy conservation measures included in the project. Mitigation measures will be identified to reduce or avoid significant energy impacts, as appropriate.
- **Geology and Soils** – The existing geologic and soil conditions at the project site will be described in the EIR. The EIR will evaluate impacts to persons or property likely to result from the existing geologic conditions, including seismic and seismic-related hazards. Mitigation measures will be identified to reduce or avoid significant geology and soils impacts, as appropriate.

- **Greenhouse Gas Emissions** – The EIR will discuss the project’s consistency and conformance with applicable plans, policies, and/or regulations adopted for the purpose of reducing greenhouse gas emissions, including the City’s Climate Action Plan, and assess whether the project’s greenhouse gas emissions would have a significant impact on the environment. Mitigation measures will be identified to reduce or avoid significant greenhouse gas emissions impacts, as appropriate.
- **Hazards and Hazardous Materials** – The project site may have contaminated soil and/or groundwater from current and/or historic uses on-site. The EIR will evaluate hazards and hazardous materials impacts to and from the project, including any from the nearby airport. Mitigation measures will be identified to reduce or avoid significant hazards and hazardous materials impacts, as appropriate.
- **Hydrology and Water Quality** – The EIR will describe the existing hydrologic and drainage conditions (including flooding) at the project site, as well as any changes in site drainage and hydrological conditions resulting from the proposed project. Water quality impact during and post construction will also be addressed. Mitigation measures will be identified to reduce or avoid significant hydrology and water quality impacts, as appropriate.
- **Land Use** – The EIR will describe the existing land uses on and adjacent to the project site, and discuss the project’s conformance with relevant land use plans, policies, and regulations including the General Plan and Zoning Ordinance. The project’s request for Conditional Use Permits and Special Permits will be specifically addressed. The EIR will evaluate the proposed land use change and the relationship between the proposed residential use to existing development in the area. Any land use constraints between the proposed residences and existing land uses will be identified. This section of the EIR will also address the project’s impact on agricultural and forestry resources, population and housing, and mineral resources. Mitigation measures will be identified to reduce or avoid significant land use impacts, as appropriate.
- **Noise and Vibration** – The project site is subject to several sources of urban noise and vibration, including vehicular traffic and railroad pass-bys. The EIR will describe the existing noise and vibration conditions in the project area and address noise and vibration impacts to and from the project (including noise from project-generated traffic and project construction). Mitigation measures will be identified to reduce or avoid significant noise and vibration impacts, as appropriate.
- **Public Services** – The EIR will discuss the availability of public services (including fire and police protection, schools, and parks and recreational facilities) in the project area and the potential for the project to require the expansion or construction of those facilities. Mitigation measures will be identified to reduce or avoid significant public services impacts, as appropriate.
- **Transportation** – The EIR will describe the existing transportation network serving the project site and evaluate the traffic impacts resulting from the proposed project (including those to intersection

and freeway segment levels of service, and transit, bicycle, and pedestrian facilities). Mitigation measures will be identified to reduce or avoid significant transportation impacts, as appropriate.

- **Utilities and Service Systems** – The EIR will describe the existing sanitary sewer, storm drain, water, and solid waste services in the project area. The EIR will address the ability and capacity of the existing utilities in the project area to serve the project and any utility improvements (and the impacts from those improvements) required by the project, including the proposed installation of an approximately 1,300 foot long, eight-inch sewer main from the project site to the existing 36-inch sewer main at Cadillac Way.
- **Cumulative Impacts** – The EIR will include a discussion of significant cumulative impacts of the project when considered with other past, present, and reasonably foreseeable future projects in the area. This section will cover all the relevant subject areas (such as transportation) discussed in the EIR and will specify which of the areas are anticipated to experience significant cumulative impacts. Mitigation measures will be identified for significant cumulative impacts, as appropriate.
- **Alternatives** – The EIR will evaluate alternatives to the proposed project, based on the results of the environmental analysis. The alternatives discussion will focus on those alternatives that could reasonably accomplish most of the basic purposes of the project and could avoid or substantially lessen one or more of the significant environmental impacts (CEQA Guidelines Section 15126.6). Analysis of a “No Project” alternative is required by law. Other alternatives that may be discussed include a reduced development alternative (e.g., smaller project site or reduced density), alternative land use, and/or alternative location(s).
- **Other Required CEQA Sections** – The EIR will include other sections required by CEQA, including: Consistency with Applicable Plans, Significant Unavoidable Impacts, Growth Inducing Impacts, Significant Irreversible Environmental Changes, Lead Agency and Consultants, and References. Relevant technical reports will be provided as appendices.



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*Signature*

6/12/14

\_\_\_\_\_  
*Date*

Kevin Gardiner

\_\_\_\_\_  
*Name*

Planning Manager

\_\_\_\_\_  
*Title*

(650) 558-7250

\_\_\_\_\_  
*Telephone*

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: Carolan Avenue/Rollins Road Residential Development

Lead Agency: City of Burlingame Contact Person: Maureen Brooks
Mailing Address: 501 Primrose Road Phone: (650) 558-7250
City: Burlingame, CA Zip: 94010 County: San Mateo County

Project Location: County: San Mateo County City/Nearest Community: Burlingame, CA
Cross Streets: Carolan Avenue/Toyon Drive Zip Code: 94010
Longitude/Latitude (degrees, minutes and seconds): 37 ° 35 ' 3.1 " N / 122 ° 21 ' 28 " W Total Acres: 5.4
Assessor's Parcel No.: 026-240-290, -340, -360, and -370 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: US-101 Waterways: San Francisco Bay
Airports: Railways: Caltrain Schools: Burlingame HS & others

Document Type:

CEQA: [X] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ ] 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 [ ] Planned Unit Development [X] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other:

Development Type:

[X] Residential: Units 290 Acres 5.4
[ ] Office: Sq.ft. Acres Employees
[ ] Commercial: Sq.ft. Acres Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational:
[ ] Recreational:
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Land Use: Auto dealership/repair/rental facilities Zoning: C-2 with a R-4 overlay GP: Commercial/Service/Special Sales Zoning

Project Description: (please use a separate page if necessary)

The project proposes to redevelop a 5.4 acre site with 290 residential units (22 townhouses and 268 apartments). The apartments are proposed in the northern and central portion of the site, and the townhouses are proposed along the southern portion of the site. The project would also include parking facilities, open space, pedestrian/bicycle amenities, recreational areas, and open space. The project is consistent with existing General Plan land use and zoning designations but requires Conditional Use Permits and Special Permits for multi-family use, a private lane along the southern boundary line, and an increase in maximum building height on-site.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input 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 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 and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

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### Local Public Review Period (to be filled in by lead agency)

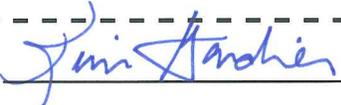
Starting Date \_\_\_\_\_ Ending Date \_\_\_\_\_

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>David J. Powers &amp; Associates, Inc.</u>	Applicant: <u>SummerHill Apartment Communities</u>
Address: <u>1871 The Alameda, Suite #200</u>	Address: <u>777 S. California Avenue</u>
City/State/Zip: <u>San Jose, CA 95126</u>	City/State/Zip: <u>Palo Alto, CA 94304</u>
Contact: <u>Kristy Weis</u>	Phone: <u>(650) 842-2404</u>
Phone: <u>(408) 454-3428</u>	

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Signature of Lead Agency Representative:  Date: 6/12/14

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