

CITY OF BURLINGAME

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



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division
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Date: January 28, 2016

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 an Environmental Impact Report**
for the Peninsula Wellness Community Master Plan Development Project

As Lead Agency, the City of Burlingame will prepare an Environmental Impact Report (EIR) for the proposed Peninsula Wellness Community Master Plan Development 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 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:

William Meeker, Community Development Director
City of Burlingame, Community Development Department
501 Primrose Road
Burlingame, CA 94010
Phone: (650) 558-7250
Email: wmeeker@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 **February 8, 2016 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.

**NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT FOR THE
PENINSULA WELLNESS COMMUNITY MASTER PLAN DEVELOPMENT PROJECT**

Project Title: Peninsula Wellness Community Master Plan Development Project

Project Location: The approximately 9.25-acre project site is comprised of several parcels [Assessor Parcel Numbers (APNs): 025-144-050, 025-144-190, 025-144-170, 025-144-070, 025-144-080, 025-123-080, 025-123-070, and a portion of 025-123-200] and is located at the southeast corner of Trousdale Drive and Marco Polo Way in the City of Burlingame.¹ The project site is bounded by Trousdale Drive to the north, surface parking lots to the east and south, and Marco Polo Way to the west. Regional and vicinity maps of the project site are provided on Figures 1 and 2, respectively.

The project site is currently developed with six buildings fronting Trousdale Drive and Marco Polo Way. The buildings are occupied by the Burlingame School District, a preschool, and dental and medical practices. The Hetch-Hetchy right-of-way crosses the center of the site from north to south. A large surface parking lot is located on Trousdale Drive and is currently used for parking for the Mills-Peninsula Hospital, which is located adjacent to the east of the site. The eastern half of the site is mostly undeveloped. This portion of the site is sloped and consists primarily of dried vegetation. Mature trees are located throughout the project site and recently planted trees exist along the eastern boundary of the site.

Surrounding land uses include residential and commercial uses to the north, a hospital and medical offices to the east, and residential uses to the south and west.

Project Description: The project proposes a Master Plan for the site with the following mix of uses, through an amendment to the North Burlingame/Rollins Road Specific Plan: 300 senior housing units; 150,000 square feet of senior support services; 200,000 square feet of office/research facilities; 20,000 square feet of café/amenities; and 30,000 square feet of preschool/education space. The senior housing and “Community Gatepath” uses (e.g., preschool and educational uses) are proposed on the western half of the site, fronting Marco Polo Way. Professional offices and health research facilities are proposed at the northeast corner of the site with flex office/café/retail/amenity space and senior support facilities located at the southeast corner of the site. The center portion of the site would be landscaped and does not include any proposed structures. The project would include below grade parking facilities.

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.

¹ For ease of reference, Trousdale Drive is assumed north of the site and Marco Polo Way is assumed west of the site.

- **Aesthetics** – The EIR will describe the existing visual character of the site area and the projected changes resulting from development of the project. Visual issues resulting from the proposed project would include any significant adverse environmental effects resulting from building mass and height, shading, lighting, and possible glare to adjacent land uses. The EIR will also evaluate the project’s visual compatibility with adjacent properties and effects on views from designated scenic routes. Mitigation measures will be identified, as appropriate, according to applicable landscaping, architecture, and design review standards (including the North Burlingame/Rollins Road Specific Plan design guidelines) of the City of Burlingame.
- **Air Quality** – The EIR will discuss the Federal and State ambient air quality standards, summarize ambient air quality data for the San Francisco Bay Area region, and address the project’s consistency with the Bay Area Air Quality Management District (BAAQMD) 2010 Bay Area Clean Air Plan. The EIR will evaluate the potential local and regional air quality impacts of the project, in accordance with the BAAQMD CEQA Air Quality Guidelines. The EIR will also evaluate the community health risks from the project due to Toxic Air Contaminants (TACs) emitted during construction activities. Mitigation measures will be identified to reduce or avoid significant air quality impacts, as appropriate.
- **Biological Resources** – The primary biological resources on-site are trees. The EIR will describe the existing trees on-site and impacts to the trees based on an arborist report commissioned by the applicant and provided to DJP&A. 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 discuss the amount of energy (i.e., electricity, natural gas, and gasoline use) the project would consume. The EIR will describe any measures proposed by the project to conserve energy and will evaluate the project’s conformance with the California Green Building Code and the Burlingame Climate Action Plan. Mitigation measures for significant impacts will be identified, 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 offsite impacts to persons or property likely to result from development of the proposed project and the existing geologic (including seismic) conditions at the site. 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 EIR will evaluate the potential for hazardous materials contamination on and near the project site, and evaluate impacts from the project, including any to 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, and will address the changes in drainage conditions from implementation of the project. Water quality impacts 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, North Burlingame/Rollins Road Specific Plan, Zoning Ordinance, and Comprehensive Airport Land Use Compatibility Plan for the environs of San Francisco International Airport (ALUCP). The EIR will discuss the project's consistency with the ALUCP policies regarding noise compatibility, safety compatibility, and airspace protection. Existing land use restrictions, such as development restrictions associated with the existing Hetch-Hetchy right-of-way, will also be discussed. The EIR will describe the project's height, mass, scale and setback in relation to the surrounding development and evaluate whether the project would divide an established community.

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 predominant sources of noise in the project area are operations at the hospital, local and distant vehicular traffic, railroad trains, and aircraft associated with the San Francisco International Airport. The EIR will describe the existing noise and vibration conditions in the project area and address noise and vibration impacts from the project (primarily 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 capacity of the service providers to serve the proposed development. 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 impacts to these services, specifically as they relate to infrastructure requirements, facilities, and capacity based on information provided to us by the City and/or project engineer. Mitigation measures for significant impacts will be identified, as appropriate.
- **Cumulative Impacts** – The EIR will include a discussion of significant cumulative impacts of the project when considered with other past, pending, and reasonably foreseeable future development in the area, in conformance with CEQA Guidelines Section 15130. The project’s cumulative traffic impacts will be based on the analysis included in the Transportation Impact Analysis. 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.



Signature

1/29/2016

Date

William Meeker

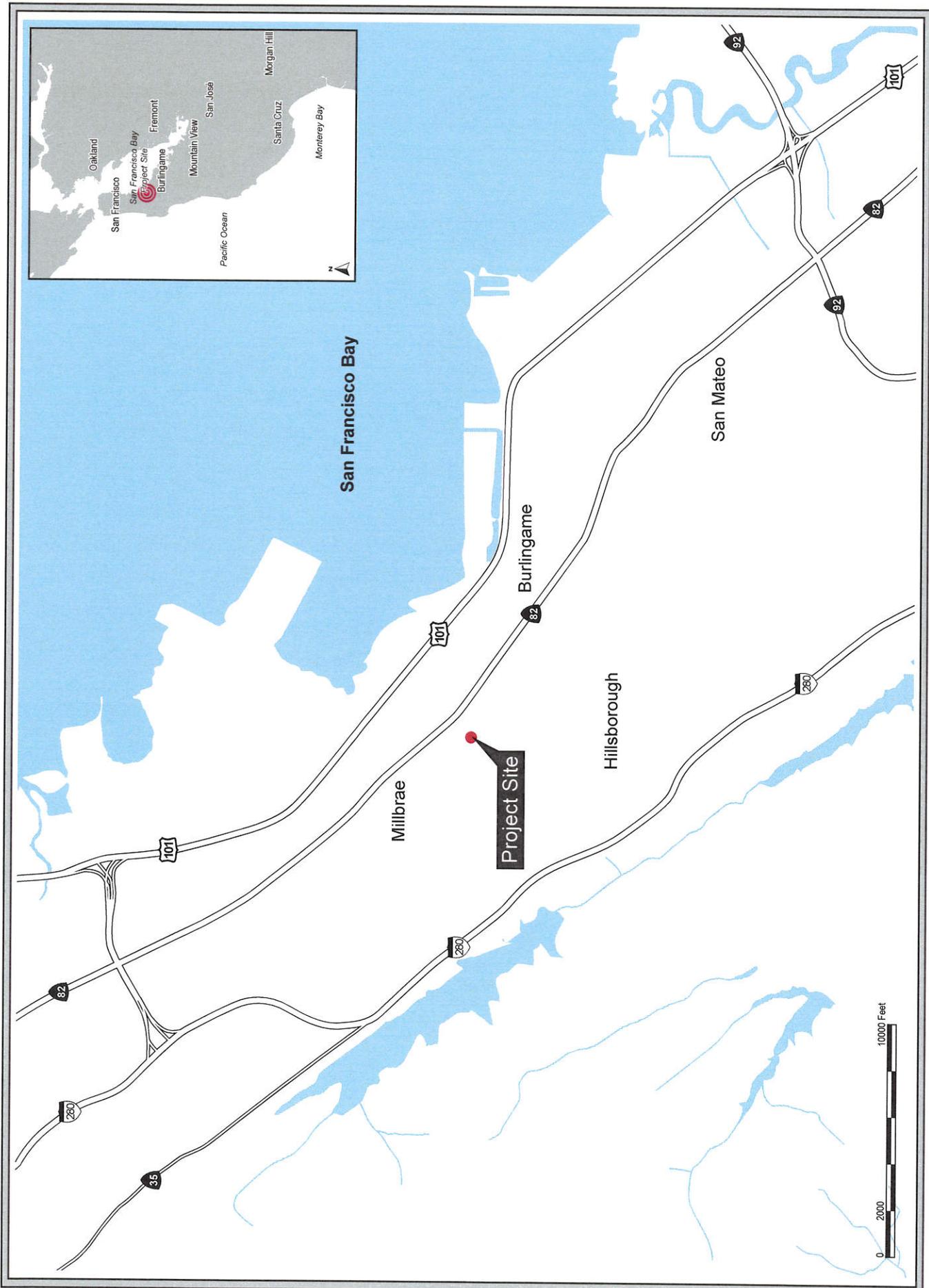
Name

Community Development Director

Title

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Telephone



REGIONAL MAP

FIGURE 1



FIGURE 2

VICINITY MAP