

City of Burlingame

Environmental Scoping for the Master Plan for a Health Care District Project

**Item No. 6a
Environmental Scoping**

Address: 1819 Trousdale Drive

Meeting Date: February 8, 2016

Request: Environmental Scoping for a Master Plan for phased development of the Peninsula Wellness Community on a 9.25 acre site at the intersection of Trousdale Drive and Marco Polo Way. The proposed project consists of a mix of senior housing, senior support services, professional and research office space, conference facilities, retail, and childcare. These uses will be accommodated in 8 new buildings that are bisected by an open space arterial and supported by below grade parking. Current applications include Environmental Scoping for the Master Plan.

Applicant: Cheryl Fama, Peninsula Health Care District (PHCD)

Architect: Pinto and Partners

APN: 025-144-050, -070, -080, -170, & -190 and 025-123-080, -070, & -200

General Plan: Commercial (Office Uses)

Lot Area: 402,873 SF (9.25 Acres)

Zoning: TW and Unclassified

North Burlingame/Rollins Road Specific Plan: North of Trousdale (Mixed Use Office and Residential and Medium-High Density Residential, 21-50 du/ac), and Mills Peninsula Block (Institutional)

Adjacent Development: Multiple-Family Residential, Single Family Residential, Senior Housing, Offices, and Mills Peninsula Medical Center

Environmental Scoping: Environmental Review of this project is required by the California Environmental Quality Act (CEQA). In this case, it has been determined that an Environmental Impact Report is the appropriate environmental document for this project. As a part of preparing the Draft Environmental Impact Report (DEIR) for this project, staff is requesting that the Planning Commission comment on any potential environmental effects which you feel should be investigated.

Please refer to the attached Notice of Preparation for additional information regarding the environmental review for this project. Potential environmental effects which will be considered in the DEIR include:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Transportation
- Utilities and Service Systems
- Energy
- Cumulative Impacts

The issues identified by the Commission will be incorporated into the environmental documents for the project. The City has entered a contract with David J. Powers & Associates to prepare an Environmental Impact Report for this project.

Site Description: The site consists of 9.25 acres at the intersection of Trousdale Drive and Marco Polo Way. The existing uses on the site are primarily health care and professional offices. The uses adjacent to the site include Mills Peninsula Medical Center to the east, senior housing and offices to the north, multifamily housing to the west, and single family homes to the south.

Burlingame Plaza, a major retail node, is located 0.3 miles east of the subject site on El Camino Real. There are three schools located within 0.5 miles from the subject site: Burlingame Intermediate School and Franklin Elementary School are west of the subject site, between Martinez Way and Quesada Way, and Spring Valley Elementary School is northwest of the subject site, between Sequoia Avenue and Marcella Way.

The subject site has two zoning designations, with the properties along Marco Polo Way and Trousdale Drive zoned as TW (Trousdale West) and the interior portions of the site (currently vacant) zoned Unclassified.

There is 60-foot wide City and County of San Francisco easement for the Hetch Hetchy water pipe that bisects the project site, starting at the north side on Trousdale Drive (at the termination of Ogden Drive) and continuing to the south end of the site. Development in this easement is prohibited, aside from open space, pedestrian walkways, and parking access.

Project Summary:

The Master Plan will specify the land uses, development regulations, and provide design guidelines for the eventual development of the site. It will facilitate the study of the potential environmental impacts of the development through a program-level Environmental Impact Report (EIR), which will evaluate the overall development program but not the specifics of individual development projects. As such, the Master Plan is likely to be processed as an amendment to the North Burlingame/Rollins Road Specific Plan. Separate development applications would subsequently be submitted for each building project within the Master Plan area, with the environmental review of each project having the potential to “tier off” the Master Plan EIR. Therefore based on the Master Plan submitted dated December 11, 2015, Planning staff has identified that the following initial applications required for this project:

- Environmental review in preparation of an EIR;
- Specific Plan Amendment/General Plan Amendment; and
- Zoning Map Amendment.

Other required applications, such as Design Review, Special Permits, and Conditional Use Permits, will be determined for individual development projects after the approval of the Master Plan, when architectural plans are submitted for each project.

Proposed Uses and Structures: The proposed Peninsula Wellness Community project will consist of a total of 8 new buildings with underground parking and a central open space. The proposed uses are a mix of senior housing, senior support services, professional and health offices, retail, educational, and convention facilities (refer to page 22 of the Master Plan). The total amount for each use is shown in the table below:

(see page 3 for the referenced Table)

TABLE 1 – Proposed Uses

Peninsula Wellness Community	
Use	Proposed Amount
Senior Housing (Includes market-rate independent living apartments, assisted living, and hospice care)	200-300 units
Senior Support (includes health services, such as rehabilitation and therapy, and dementia care housing)	150,000 SF
Professional Office, Research and Conference Facilities, and Flex Spaces (that can have multiple uses)	200,000 SF
Preschool/ Daycare/Educational	30,000 SF
Café, Retail, Amenities	20,000 SF

There are three existing uses in buildings on the site that are scheduled to be retained with the proposed project. The Burlingame School District is located at 1825 Trousdale Drive and both this office use and the current building will remain at this location. Although this parcel will not be redeveloped as part of the Peninsula Wellness Community, the 0.33 acre site has been included in the total project site acreage (9.25 acres) because of the proximity of the lot to the new development.

Also currently located on the subject site at 1764 Marco Polo Way is Community Gatepath, a non-profit organization for developmentally challenged individuals. The existing building accommodates a combination of administrative and health care offices, and a preschool. The Peninsula Health Care District is currently negotiating with Community Gatepath to accommodate the organization on the ground floor of a new building in the proposed Peninsula Wellness Community. Although no agreement has been reached between the two parties, the existing 1.15 acre Community Gatepath-owned site is included in the overall calculated site acreage (9.25 acres) with the intent that a full vision of the proposed project should be reviewed for the Environmental Impact Report.

As a matter of clarification, the inclusion of the 1825 Trousdale Drive and 1764 Marco Polo Way sites in the Master Plan does not obligate them to be included in the eventual development project. However as an element or amendment of the North Burlingame/Rollins Road Specific Plan it would allow them to either be included or be separately developed under the Master Plan since they would have been included in the environmental review.

Peninsula Healthcare District, currently located at 1819 Trousdale Drive, will retain its primary administrative offices on site in one of the new buildings that are proposed for the Peninsula Wellness Community.

General Building Design: The proposed buildings are designed to be taller along Trousdale Drive and will be reduced in height as they approach Davis Drive and the single-family neighborhoods to the south of the site. This design is aimed at reducing the impact of the westerly winds, providing flight path access to the Mills Peninsula Hospital Helipad, and also at reducing the impact of the new structures on the single-family homes.

The site will be bisected by an open space corridor that contains gardens, parks pedestrian walkways, and a central plaza. The placement and height of the buildings on either side of the open space corridor is intended to allow for maximum sun exposure to the open space.

Parking and Circulation: Parking for up to 650 vehicles for all the uses on the Peninsula Wellness Community site will be provided in a mix of at-grade and below-grade parking. The primarily residential buildings fronting Marco Polo Way and at the intersection with Trousdale Drive will have at-grade parking areas on the first floor of the buildings. The buildings along the east (interior) side of the site, which will have commercial and office uses, will have below- grade parking.

The parking along Marco Polo Way will be accessed from two entry points on Marco Polo Way. The primary site access will be from a driveway along the east side of the site that is shared with Mills Peninsula Hospital and is accessed through an existing entry point on Trousdale Drive. There are no at-grade open air parking lots proposed. There is a transit hub proposed at the south end of the site, between the Community Gatepath and Senior Support buildings. The hub is designed for shuttles, buses, and taxis and is accessed off Marco Polo Way.

The PHCD has identified two preferred traffic control options for the key intersections near the site. The first option shows a signalized intersection at Marco Polo Way. The second option shows an all-way stop at Marco Polo Way and a side street stop on Ogden Drive. Both options retain the existing pedestrian crosswalks on Trousdale Drive, Marco Polo Way, and Ogden Drive and add a third crosswalk across Trousdale Drive (refer to Page 41 of the Master Plan).

Project Phasing: The preliminary phasing plan developed by Peninsula Health Care District projects the development of the Peninsula Wellness Community to occur over a span of 20 years and breaks the project into five phases (refer to pages 21 and 22 of the Master Plan):

Phase One: The Professional Office and Research Building at the east side of the site. This was designated as the first building so that existing offices on site (such as PHCD) could relocate to the new building as the rest of the project is built.

Phase Two: The Community Gatepath and Senior Housing building on Marco Polo Way at the South West corner of the site.

Phase Three: The two Senior Housing buildings on Marco Polo Way and at the intersection with Trousdale Drive at the West and Northwest corner of the site.

Phase Four: The Senior Support and The Hub buildings at the Southeast corner of the site.

Phase Five: The Professional Office Building on Trousdale Drive (next to the existing Burlingame School District building) at the North side of the site.

General Plan and Zoning: The Burlingame General Plan designates this site for Commercial Uses (Office). In 2007, the North Burlingame/Rollins Road Specific Area Plan designated this site as part of the North Trousdale and Peninsula Hospital Block (Office, Residential, and Institutional).

The zoning designation for the majority of this site is Trousdale West (TW), which permits offices, residential, and mixed use development. Group residential facilities require a Conditional Use Permit in this zoning district. The eastern side of the site (currently vacant) is zoned Unclassified.

Housing Element: There are 4 parcels that are part of the Peninsula Wellness Community Master Plan that are identified in the 2015-2023 City of Burlingame Housing Element as Housing Opportunity sites: 1875 El Camino Real, APN: 025-144-070; 1740 Marco Polo Way, APN: 025-144-170 & -190; and 1783 El Camino Real or 1501 Trousdale Drive, APN: 025-123-200 (was previously part of 025-223-130).

Planning Commission Action:

Environmental Scoping: The Planning Commission should review and take public comment on the proposed project and the areas of potential environmental effects as listed in the staff report. The Commission should add any additional effects of the project that they believe should be addressed in the Draft EIR. The areas of investigation for environmental evaluation as defined by CEQA are listed in the attached Notice of Preparation of a Draft Environmental Impact Report for your reference.

Erika Lewit
Senior Planner

- c. Cheryl Fama, applicant, Peninsula Health Care District
Joel Roos, project manager, Pacific Union Development Company

Attachments:

Notice of Preparation (NOP) of a Draft Environmental Impact Report
Application to the Planning Commission
Peninsula Wellness Community Master Plan, date stamped December 11, 2015 (delivered February 3, 2016)
Notice of Public Hearing – Mailed January 29, 2016

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

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 or 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

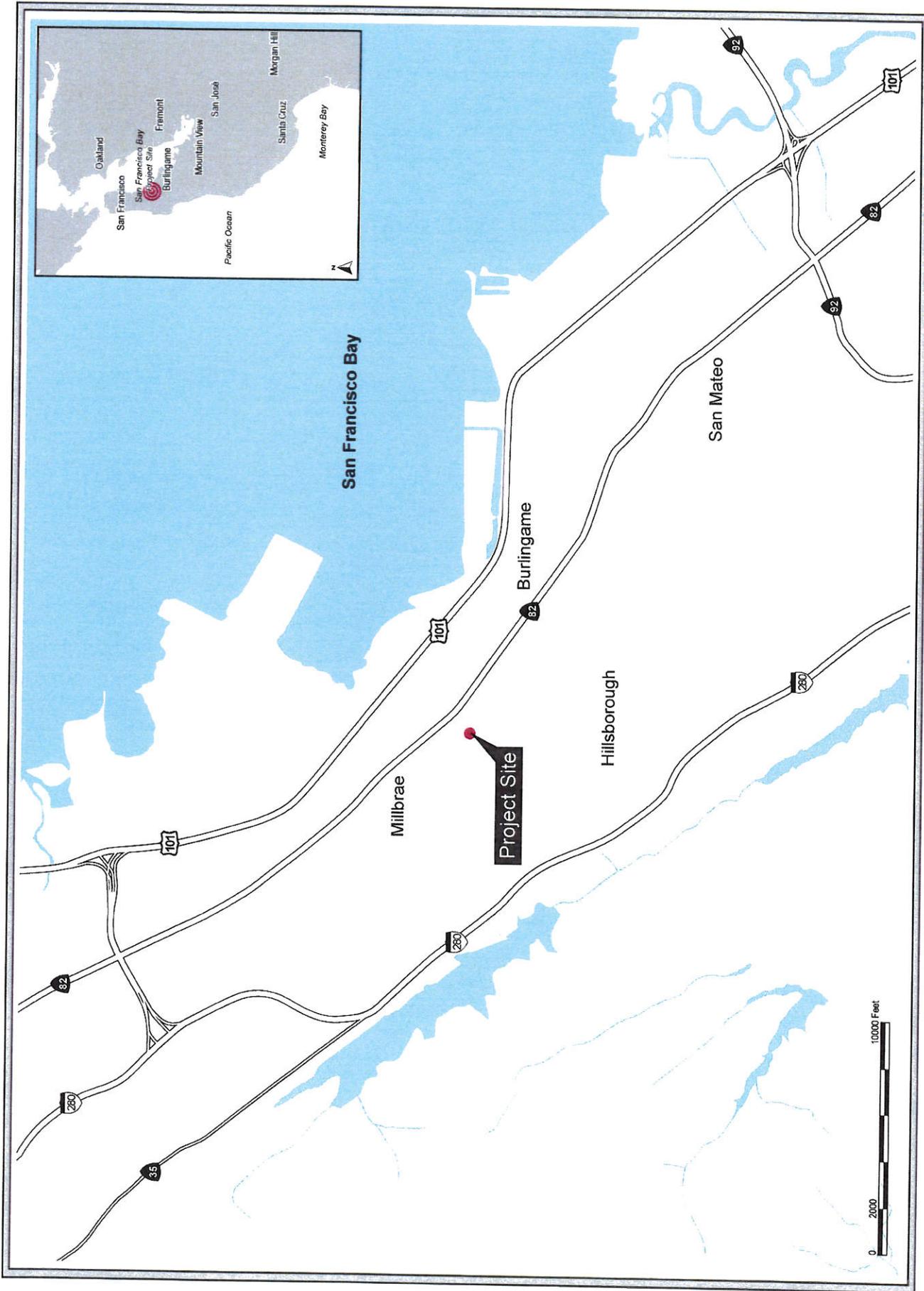
Name

Community Development Director

Title

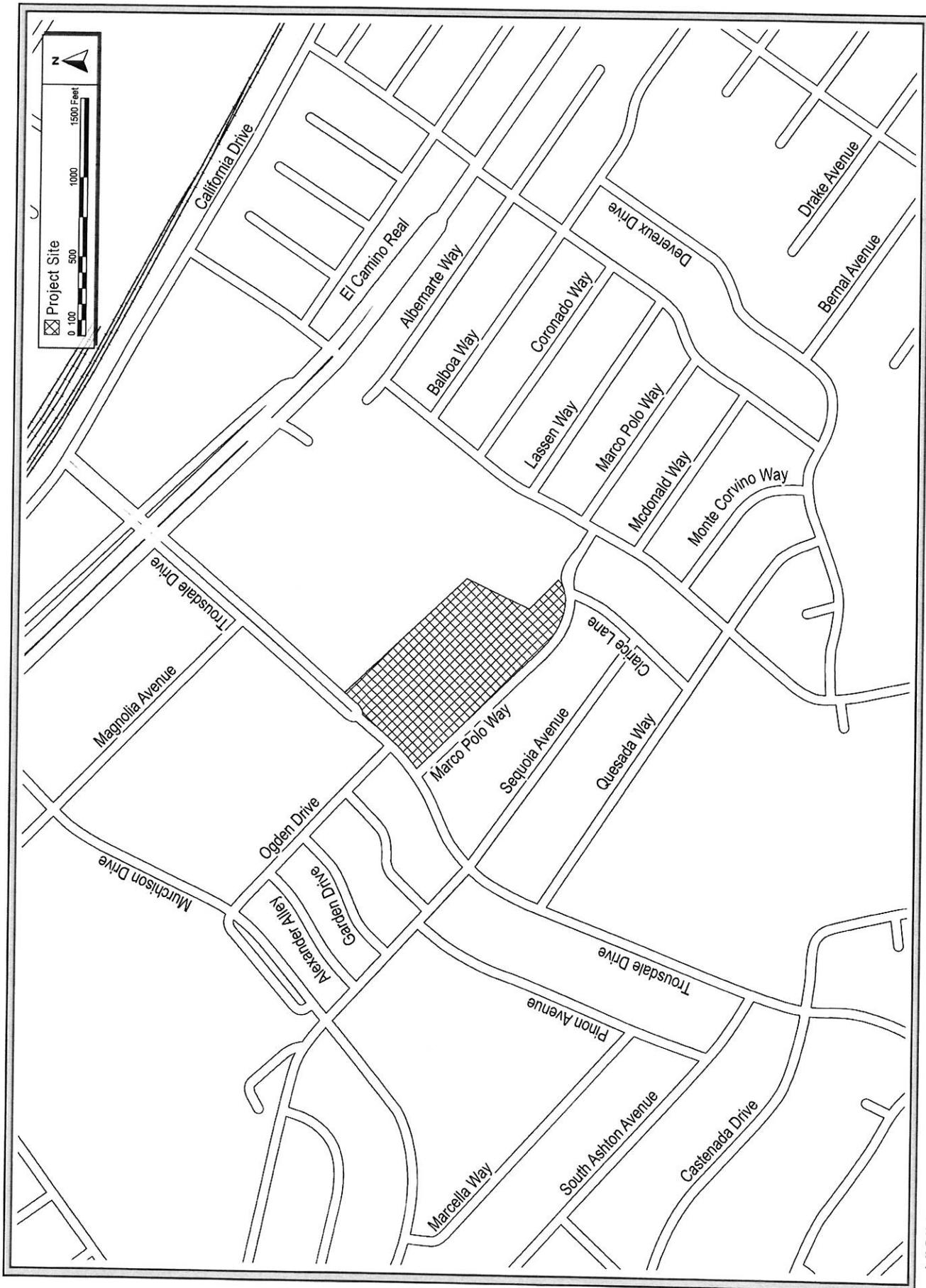
(650) 558-7250

Telephone



REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2



APPLICATION TO THE PLANNING COMMISSION

Type of application:

Design Review Variance x Parcel #: Block 5, Lots 4, 5, 6, 7, 8, 9 and 10 (these lots include parcels owned by Community Gatepath and the Burlingame School District)

Conditional Use Permit Special Permit x Zoning / Other: Specific Plan Amendment (classified as a General Plan Amendment). Application is also made for an Environmental Review under CEQA.

PROJECT ADDRESS: 1819 Trousdale Drive

APPLICANT

Name: Cheryl Fama, CEO, PHCD
Address: 1819 Trousdale Drive
City/State/Zip: Burlingame, Ca 94010
Phone: 415 697 6900
E-mail: cheryl.fama@peninsulahealthcaredistrict.org

PROPERTY OWNER

Name: Peninsula Health Care District
Address: 1819 Trousdale Drive
City/State/Zip: Burlingame, Ca 94010
Phone: 415 697 6900
E-mail: cheryl.fama@peninsulahealthcaredistrict.org

ARCHITECT/DESIGNER

Name: Pinto + Partners
Address: 825 Page Street, Suite 102
City/State/Zip: Berkeley, CA 94710
Phone: 415 871 4636
E-mail: prakash@pintoandpartners.com

Burlingame Business License #: _____

Authorization to Reproduce Project Plans:

I hereby grant the City of Burlingame the authority to reproduce upon request and/or post plans submitted with this application on the City's website as part of the Planning approval process and waive any claims against the City arising out of or related to such action. pp (Initials of Architect/Designer)

PROJECT DESCRIPTION: The Peninsula Health Care District proposes to improve, a 7.38 acre parcel of land (exclusive of Community Gatepath and the Burlingame School District parcels) bounded by Trousdale Drive to the north, Marco Polo Way and the Mills Peninsula Hospital access roads and parking lots to the south and east.

The proposed project, to be reviewed as a Program EIR, includes a mix of uses, including independent senior housing, assisted-living, hospice care, therapy clinics, fitness rooms, professional and research offices and laboratories, preschool and daycare facilities, administration support offices, small conference rooms and meeting facilities, a café, and neighborhood serving retail. The uses are further described in the attached project matrix and the attached Peninsula Wellness Master Plan dated December 11, 2015.

AFFIDAVIT/SIGNATURE: I hereby certify under penalty of perjury that the information given herein is true and correct to the best of my knowledge and belief.

Applicant's signature: _____

Date: _____



CITY OF BURLINGAME
COMMUNITY DEVELOPMENT DEPARTMENT
501 PRIMROSE ROAD
BURLINGAME, CA 94010
PH: (650) 558-7250 • FAX: (650) 696-3790
www.burlingame.org

Site: PENINSULA WELLNESS COMMUNITY MASTER PLAN

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, FEBRUARY 8, 2016 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Environmental Impact Report (EIR) Scoping Meeting for a master plan encompassing 9.25 acres in the vicinity of Trousdale Drive and Marco Polo Way ("Peninsula Wellness Community Master Plan") zoned TW. More information and a copy of the Notice of Preparation of Draft EIR can be found at www.burlingame.org/masterplan.

Mailed: January 29, 2016

(Please refer to other side)

**PUBLIC HEARING
NOTICE**

City of Burlingame

A copy of the application and plans for this project may be reviewed prior to the meeting at the Community Development Department at 501 Primrose Road, Burlingame, California.

If you challenge the subject application(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in the notice or in written correspondence delivered to the city at or prior to the public hearing.

Property owners who receive this notice are responsible for informing their tenants about this notice.

For additional information, please call (650) 558-7250. Thank you.

William Meeker
Community Development Director

PUBLIC HEARING NOTICE

(Please refer to other side)