

NOTICE OF PREPARATION For a Draft Environmental Impact Report

Date:	November 15, 2019
To:	State Clearinghouse and Interested Parties and Organizations
Project Title:	New office/R&D building, parking garage, trail and ROW improvements project located at 499 Forbes Boulevard in South San Francisco, CA
Lead Agency:	City of South San Francisco Planning Division City Hall Annex 315 Maple Avenue P.O. Box 711 South San Francisco, California 94083
Contact:	Christy Usher, Consultant Planner, Planning Division City of South San Francisco
Public Review Period:	November 15, 2019 – December 16, 2019, in accordance with CEQA Guidelines Section 15082

Purpose of the Notice

The intent of this Notice of Preparation (NOP) is to inform agencies and interested parties that the City of South San Francisco will prepare a Draft Environmental Impact Report (EIR) for the proposed office, research & development (R&D) building, parking garage, trail and right-of-way improvements project located at 499 Forbes Boulevard in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15082. This NOP provides information about the project and scope of the EIR. Comments from interested agencies are requested as to the scope and content of the environmental information that is pertinent to each agency's statutory responsibilities in connection with the proposed project. The project location and development description are summarized below. An Initial Study is not attached but will be included as an appendix to the EIR.

Project Location

The project site is located in the City's East of 101 area, near the intersection of Forbes Boulevard and Allerton Avenue at 499 Forbes Boulevard in the City of South San Francisco. The site, which totals 2.96 acres (128,737 square feet), consists of parcel number (APN 015-082-040) which is 2.255 acres plus .7 acres of a decommissioned railroad track (APN to be determined).

Surrounding land uses include biotechnology, research and development, professional office and warehouse uses. Distribution centers for food packaging companies occur north of the project site, across the railroad tracks and to the west of the project site. A large surface parking lot and bus station serving the biotechnology company Genentech abuts the project site to the east. A vacant lot is south of the project site, directly across Forbes Boulevard, where two future office/R&D buildings have been entitled for construction. Other predominate surrounding uses include additional Genentech and biotechnology company buildings and office buildings. Figure 1 shows an aerial image of the project site.

Background

The project site is zoned Business and Technology Park (BTP) in the South San Francisco Zoning Ordinance and Business and Technology Park in the City's General Plan.

Demolition permits were obtained in March 2018 and demolition is currently underway to demolish a warehouse building and surface paving that were located on the project site. Demolition is anticipated to be complete in January 2020.

The project site was previously developed with paved surface parking and previously contained a one-story warehouse building. That building was approximately 54,000 square feet and built in 1968. It was previously used by Columbus Salami, a meat processing, packaging and distribution company.

The site address was previously 493 Forbes Boulevard. The site address was recently changed to 499 Forbes Boulevard in response to the applicant's request for an address change.

Project Description

The project includes the construction of an office/research and development (R&D) building that is five stories and 128,737 square feet. A five-level parking garage that is 84,280 square feet with 267 parking spaces is also proposed. The new office/R&D building would be approximately 100 feet in height and the new parking garage would be approximately 60 feet in height. Additional surface parking spaces (59 stalls) would be available at the western edge of the project site, and bicycle parking would be provided throughout the site.

The project would also involve improvement of the existing decommissioned railroad tracks as part of the City's Rails-to-Trails program. An approximately 1,500 linear feet or .28 mile segment of existing railroad track will be converted to a bicycle and pedestrian trail. The trail segment would be adjacent to the project site and would also extend northeast where it terminates at Forbes Boulevard. The railroad right-of-way (APN to be determined) will be merged with the parcel for 499 Forbes (APN 015-082-040). Landscaped area would account for 36,784 square feet of the project site.

Vehicle ingress and egress to the project site would be provided via one 26-foot wide drive aisle and curb cut off Forbes Boulevard. The project would also involve a modification to the City's public right of way. Specifically, an existing center landscape median on Forbes Boulevard is proposed to be modified to allow for a direct left turn lane into the project driveway.

The project sponsor has submitted applications for Design Review, a Conditional Use Permit, Tentative Map, and Transportation Demand Management Plan.

Environmental Issues

The following environmental issues will be analyzed in detail in the EIR:

- Aesthetics
- Air Quality
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise
- Agriculture and Forestry Resources
- Biological Resources
- Energy
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Mineral Resources
- Population and Housing

- Public Services
- Transportation
- Utilities and Service Systems
- Recreation
- Tribal Cultural Resources
- Wildfire

The project would have probably environmental impacts on transportation. Alternatives to be analyzed in the EIR will be defined based on their potential to reduce or eliminate significant environmental impacts associated with the proposed project. The specific alternatives to be evaluated in the EIR may include, but are not limited to, the "No Project" alternative as required by CEQA and a reduced development alternative.

Providing Comments

At this time, the City is soliciting your comments regarding the scope and content of the EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. This information will be considered when preparing the Draft EIR's discussion of environmental impacts, mitigation measures, and alternatives. Because of time limits mandated by State law, comments must be received no later than 30 days after receipt of this notice.

Comments may be submitted by U.S. mail or by email prior to the close of the scoping period.

Mail comments to:

Christy Usher, Consultant Planner
Planning Division
City Hall Annex
315 Maple Avenue
P.O. Box 711
South San Francisco, CA 94083

Email comments to Christy Usher at: Christy.usher@ssf.net

For comments submitted via email, please include "NOP Comments: 499 Forbes Boulevard Project" in the subject line and the name and physical address of the commenter in the body of the email.

All comments on environmental issues received during the public scoping period will be considered and addressed in the Draft EIR, which is anticipated to be available for public review around March 2020. This NOP and other public review documents for this project will be available for viewing online at www.ssf.net/CEQAdocuments. These documents are also available for review at Planning Division offices (City Hall Annex) during regular business hours.

If you have any questions about the environmental review process, please contact Christy Usher at the contact information provided above.



Christy Usher, Consultant Planner
Planning Division
City of South San Francisco

Attachments

Figure 1. Project Location

Figure 1. Project Location

499 Forbes Boulevard (previously 493 Forbes Boulevard) South San Francisco, CA



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