Print Form

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 #: 2019110287

Project Title: 499 Forbes Boulevard Office Project

Lead Agency: City of South San Francisco

Contact Name: Christopher Espiritu, Senior Planner

Email: Christopher.Espiritu@ssf.net Phone Number: (650) 877-8535

Project Location: 499 Forbes Boulevard, South San Francisco San Mateo
City *County*

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

The project would involve the construction of two new structures, a five-story, 128,737-square -foot office structure and a five-story, 97,859 square-foot parking structure with 308 parking spaces. The existing one-story structure will would be demolished as a part of project implementation. The new office structure would be approximately 85 feet in height and would occupy the same general footprint as the demolished structure. The parking structure would be 60 feet in height. Additional surface parking spaces (14 stalls) would be located at the western edge of the project site, and bicycle parking would be provided throughout the project site. Landscaped area would account for approximately 42,819 square feet of the project site and would be located mainly along the perimeter, between the two new structures, and at the rear of the site. A terraced outdoor seating area would be located at the northwest corner of the site.

The project would also involve improvement of the existing railroad tracks as part of the City's Rails-to-Trails program, for which an approximately 1,500-linear foot, or 0.28-mile, segment of existing railroad track would be converted to a bicycle and pedestrian trail. The trail would be adjacent to the project site and would extend northeast, where it would terminate at Forbes Boulevard. The railroad right-of-way (APN to be determined) would be merged with the parcel for 499 Forbes (APN 015-082-040). A connection would be made between the newly built trail and an outdoor amenity space at the northwest corner of the site.

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

Impacts to biological resources, specifically bird nests and birds which are protected under the Migratory Bird Treaty Act and bats, would be potentially significant. However, a mitigation measure that would require protection of nesting/ breeding native birds and special-status bat species would reduce potential impacts to less than significant levels.

Impacts related to cultural resources, particularly the unanticipated discovery of archaeological resources, would be potentially significant. However, a mitigation measure with direction for how to respond to unanticipated discovery of cultural resources would reduce potential impacts to archaeological resources to less than significant levels.

Impacts related to geology and soils, specifically seismic design and foundation settlement, would be potentially significant. However, mitigation measures that would require the new buildings be constructed according to the recommendations in the geotechnical investigation prepared for the site would reduce potential impacts to less than significant levels.

The Draft EIR evaluates Transportation impacts in detail and identifies mitigation measures related to pedestrian facilities and Vehicle Miles Traveled (VMT) reductions. However, while impacts related to pedestrian facilities would be reduced to less than significant levels, impacts related to VMT would be significant and unavoidable even after the implementation of the mitigation measures.

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

Significant and unavoidable impacts to transportation and circulation.

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

None.