

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

2019119065
 SCH #

Project Title: Jefferson Union High School Faculty and Staff Housing Project

Lead Agency: City of Daly City Contact Person: Carmelisa Morales
 Mailing Address: 333 90th Street Phone: (650) 991-8156
 City: Daly City Zip: 94015 County: San Mateo

Project Location: County: San Mateo City/Nearest Community: Daly City
 Cross Streets: Serramonte Boulevard, St. Francis Boulevard Zip Code: 94015

Longitude/Latitude (degrees, minutes and seconds): 37 ° 40 ' 05.0 " N / 122 ° 28 ' 42.8 " W Total Acres: 22.3

Assessor's Parcel No.: 091-211-230 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 1, 35, 280 Waterways: _____
 Airports: _____ Railways: _____ Schools: Jefferson Union High School, Summit Shasta Public Sch

Document Type:

CEQA: 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 Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 122 Acres 3.9 Governor's Office of Planning & Research
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral NOV 19 2019
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW
 Educational: _____ Waste Treatment: Type _____ MGD
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD Other: _____ STATE CLEARINGHOUSE

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

The General Plan designates the property as Commercial-Office (C-O). The project is zoned as Planned Development PD-31

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

See attachment

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".

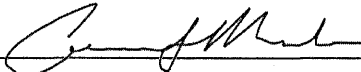
- | | |
|----------------------------------------------------------------------|------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> 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 checked="" 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 checked="" type="checkbox"/> Fish & Game Region # 3 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input 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 | |

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

Starting Date 11/19/2019 Ending Date 12/19/2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>David J. Powers & Associates, Inc.</u>	Applicant: <u>Jefferson Union High School District</u>
Address: <u>1736 Franklin St, Ste 300</u>	Address: <u>699 Serramonte Blvd.</u>
City/State/Zip: <u>Oakland, CA 94612</u>	City/State/Zip: <u>Daly City, CA 94015</u>
Contact: <u>Akoni Danielsen</u>	Phone: _____
Phone: <u>510-458-4163</u>	

Signature of Lead Agency Representative:  Date: 11/14/19

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

Jefferson Union High School Faculty and Staff Housing Project Description

The applicant, Jefferson Union High School District (JUHSD), proposes to develop 122 multi-family units on an approximately 3.9-acre site. The proposed project is comprised of a single four-story building that surrounds a central courtyard. The proposed project would provide 58 parking spaces in the western parking lot and 64 parking spaces in an automated lift car barn also located in the western parking lot. Five parking spaces would be provided along the access roadway immediately to the south of the proposed housing, and an additional eight spaces would be provided north of the existing school building entrance. The eastern parking lot would be restriped and provide 48 parking spaces. The total number of parking spaces dedicated to the development is 183 spaces.

The 144,384 s.f. proposed multi-family development would include 55 one-bedroom units ranging from approximately 615 to 760 square feet (s.f.), 61 two-bedroom units ranging from approximately 850 to 1,000 s.f., and six three-bedroom units ranging from approximately 1,060 to 1,250 s.f. in size. Due to the change in elevation on the property, there would be 25 residential units located on the ground floor. The proposed development would also include amenities such as bicycle storage, daycare, co-working space, community room, laundry room, fitness room, and management office on the ground floor. The remaining 97 residential units would be on the second through fourth floors.