

# CITY OF BURLINGAME

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



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division  
PH: (650) 558-7250  
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## **NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE 1200-1340 BAYSHORE HIGHWAY PROJECT (PENINSULA CROSSING)**

The City of Burlingame (“City”) is the lead agency preparing a Draft Environmental Impact Report (EIR) for the 1200-1340 Bayshore Highway Project in Burlingame, California (“Project”). The EIR for the Proposed Project is being prepared in compliance with the California Environmental Quality Act (CEQA) (California Public Resources Code §§21000 et. seq.) and the State CEQA Guidelines (Guidelines) (California Code of Regulations, Title 14, Division 6, Chapter 3, §§15000 et. seq.). The Project description and probable environmental effects that will be analyzed in the Draft EIR for the proposed Project are described below. The City has not prepared an Initial Study (CEQA Guidelines §15063(a)).

**PURPOSE AND DISTRIBUTION:** Upon deciding to prepare an EIR, the City as lead agency must issue a Notice of Preparation (NOP) to inform the Governor’s Office of Planning and Research (OPR), trustee and responsible agencies, and the public of that decision (CEQA Guidelines §15082(a)). Therefore, this NOP is being sent to responsible or trustee agencies and other interested parties. The City is requesting comments regarding the scope and content of the environmental information that is relevant to your area of interest or to your agency’s statutory responsibilities regarding the proposed Project. Public agencies may use this EIR when considering subsequent approvals related to the proposed Project. Once the Draft EIR is published, it will be sent to all responsible or trustee agencies and to others who respond to this NOP or who otherwise indicate that they would like to receive a copy. The Draft EIR will also be available for review at the City of Burlingame at the address identified below.

**SUBMITTING COMMENTS IN RESPONSE TO THIS NOP:** The City encourages comments be submitted electronically via the following link to the City’s website: [www.burlingame.org/1200-1340bayshore](http://www.burlingame.org/1200-1340bayshore). Comments may also be directed in writing by letter or email to:

Catherine Keylon, Senior Planner  
City of Burlingame  
Planning Division 501 Primrose Road  
Burlingame, CA. 94010  
Email: [ckeylon@burlingame.org](mailto:ckeylon@burlingame.org)

**The NOP comment period will begin on August 12, 2022 and end on September 12, 2022, at 5:00 p.m.** Due to the time limit mandated by State law, your response must be sent at the earliest possible date, but no later than **5:00 p.m. on Monday, September 12, 2022.**

Commenters should focus comments on potential impacts of the proposed Project on the physical environment. Commenters are encouraged to identify ways that potential adverse effects resulting from the Proposed Project might be minimized and to identify reasonable alternatives and mitigation

measures for consideration. Please include your name, contact information, and the Project name in your response. Please also include the Project address, 1200 -1340 Bayshore Highway in the subject line of your email.

**EIR PUBLIC SCOPING MEETING:** The City of Burlingame Planning Commission will conduct a public scoping meeting for the EIR for the proposed Project on **Monday, August 22, 2022 at 7:00 p.m.** Pursuant to Resolution 087-2022 and AB 361, the Planning Commission meeting will be held virtually only, via Zoom. Directions for how the public can access the meeting and provide public comments can be found using this link and information:

<https://www.zoom.us/join>

Meeting ID: 816 1801 2426

Passcode: 082306

Phone: 1-346-248-7799

The agenda for the Planning Commission meeting, dated Friday, August 12, 2022 can be found [here](#) as well with a link to the staff report which will be available on Friday August 19, 2022.

**PROJECT TITLE:** 1200-1340 Bayshore Highway Project

**PROJECT SPONSOR / PROPERTY OWNER:** DivcoWest

**PROJECT LOCATION:** The Project site is located along the San Francisco Bay shoreline in northeastern Burlingame, approximately 1.2 miles south of the San Francisco International Airport (SFO) and one and a half miles east of the Millbrae Multimodal Transit Center. U.S. Highway 101 (US-101) exists approximately 200 feet west of the site.<sup>1</sup> See **Exhibit 1**. The property is approximately 12 acres and consists of 13 parcels (Assessor's Parcel Numbers [APNs] 026113470, 026113330, 026113480, 026113450, 026142110, 026142140, 026142070, 026142150, 026142160, 026142170, 026142020, 026142030 and 026142180). See **Exhibit 2**.

**EXISTING CONDITIONS** Existing buildings in the project vicinity consist primarily of commercial office, light industrial, and airport-supporting warehouses and surface parking. Unpaved segments of the San Francisco Bay Trail (Bay Trail) approach and terminate at the north and south ends of the Project site. The property includes eight existing 1- to 3-story commercial buildings surrounded by asphalt parking lots. Operation of existing uses on the site involve approximately 83 employees. Easton Creek, tidal salt marsh areas, and an unnamed remnant tidal channel run west to east through the Project site to the Bay. The site is within the Bayfront Commercial General Plan land use designation and within the Bayfront Commercial (BFC) zoning district. The project site is not included on the Cortese List pursuant to Government Code Section 65962.5.

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<sup>1</sup> Consistent with the City of Burlingame's protocol and for purposes of describing the Project site and its geographic setting, the San Francisco Bay shoreline, Bayshore Highway, and U.S. 101 are assumed to run in a north-south direction.

**PROJECT DESCRIPTION:** Conceptual plans for the proposed Project are shown in **Exhibit 3** and **Exhibit 4**. The proposed Project would include demolition of the site's existing structures and surface parking lots and construction of three (3) life science/ office buildings totaling approximately 1.46 million gross square feet and two parking structures containing a total of 3,525 parking spaces. Each life science/office building would be 11 stories above grade and approximately 213 feet in height to parapets (229 feet to top of mechanical penthouse). Parking structures would be 10- to 10.5-stories above grade and two stories below grade, and a maximum of approximately 115 feet in height to parapets.

The Project provides for flexibility in the end use, ranging from an overall building program of 100 percent life science use to a 100 percent professional office use or a combination thereof. The Project also includes various amenities, as well as a total of 5,000 square-foot of café/restaurant space that would be in two different locations on the site in two of the proposed buildings. The Project is estimated to generate between 4,088 and 5,226 net new jobs onsite.

**Exhibit 3** illustrates the Project's conceptual site plan, which shows the proposed life science / office buildings and parking structures sited within open landscaped spaces with a variety of public amenities and gathering spaces throughout the property. A new 1,475-foot segment of Bay Trail is proposed to connect the current trail gap along the Project site, and a total of 215,000 square feet (approximately 41 percent) of the Project site would be landscaped and publicly-accessible open space. Open spaces include areas surrounding Easton Creek, the unnamed remnant tidal channel, and the shoreline frontage. The proposed buildings are sited to provide view corridors through the Project to the Bay. A public plaza and seating area is proposed at the intersection of Bayshore Highway and Airport Boulevard/Broadway. The Project proposes sea level rise protection measures in compliance with the requirements of the City of Burlingame Municipal Code.

Proposed off-site improvements include new and enhanced roadway, bicycle and pedestrian facilities along Bayshore Highway. These include lane restriping, new medians, and signal modifications at the California Department of Transportation (Caltrans) intersection of US-101 northbound and southbound off-ramps (at Bayshore Highway and Broadway, respectively). Additional improvements to street lighting and landscaping would be made along Bayshore Highway in the vicinity of the Project site.

The Project is expected to be constructed in three overlapping phases, for a total duration of slightly more than three years.

**ANTICIPATED ENTITLEMENTS AND APPROVALS:** Discretionary approvals required for development of the proposed Project are anticipated to include, but may not be limited to, the following:

- CEQA Environmental Review
- Commercial Design Review
- Tentative Map
- Special Permits for Height above 65 feet and Tier 3 Intensity (per BFC Zone)
- Master Sign Program
- Off-site Improvements
- Development Agreement

Additional approvals and/or permits required for development of the proposed Project may be obtained from the following Responsible or Trustee agencies, including but not necessarily limited to, Caltrans, San Francisco Bay Conservation and Development Commission (BCDC), California Department of Fish and Wildlife (CDFW), San Francisco Regional Water Quality Control Board (RWQCB), and U.S. Army Corps of Engineers.

**PROBABLE ENVIRONMENTAL EFFECTS AND PROPOSED SCOPE OF THE EIR:** The EIR will analyze and disclose the direct and indirect potentially significant impacts that would result from construction and operation of the proposed Project under Existing Plus Project conditions and under Cumulative conditions with the combined effects of past, present, and reasonably foreseeable projects (CEQA Guidelines §§15126.2, 15130). The EIR will evaluate the full range of environmental issues considered under the CEQA Guidelines and discretion of the lead agency, including the following:

- |  |                                   |                                  |
|--|-----------------------------------|----------------------------------|
| • Aesthetics                           | • Energy                          | • Noise                          |
| • Agricultural Resources               | • Geology and Soils               | • Population and Housing         |
| • Air Quality                          | • Hazards and Hazardous Materials | • Public Services and Recreation |
| • Biological Resources                 | • Hydrology and Water Quality     | • Transportation                 |
| • Cultural / Tribal Cultural Resources | • Land Use and Planning           | • Utilities and Service Systems  |
| • Greenhouse Gas Emissions             | • Mineral Resources               | • Wildfire                       |

Where significant impacts are identified, the EIR will describe feasible measures that could minimize the impact (CEQA Guidelines §15126.4). The EIR will also identify and examine a range of reasonable alternatives to the proposed Project, including, but not limited to, a CEQA- mandated No Project Alternative and other potential alternatives that may be capable of reducing or avoiding potential environmental effects (Guidelines §15126.6).

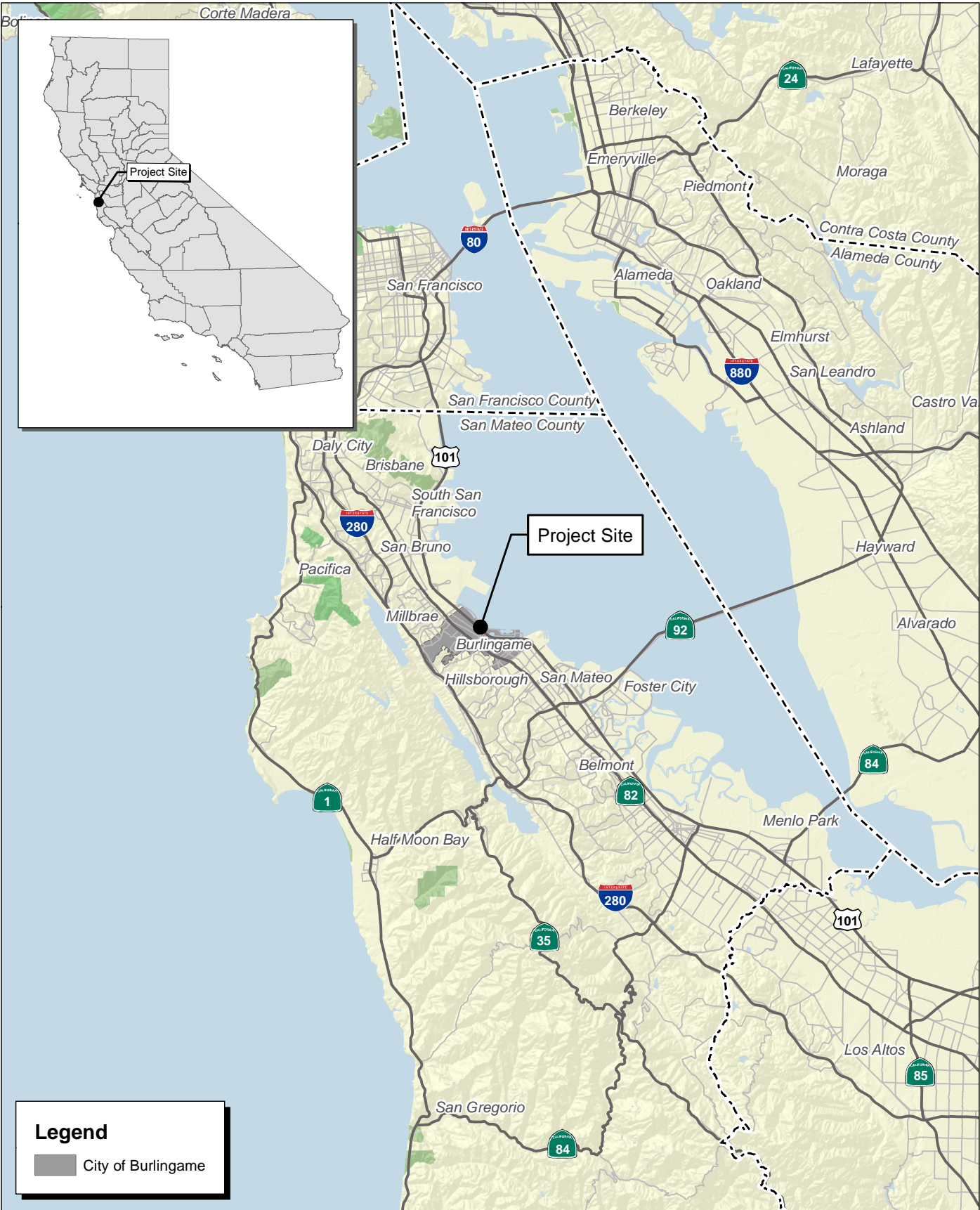
*Kevin Gardiner*

Kevin Gardiner AICP, Community Development Director  
Environmental Review Officer  
City of Burlingame Community Development Department

8/12/2022

Date:

Exhibit 1 - Project Location and Context  
Exhibit 2 – Existing Project Site  
Exhibit 3 – Conceptual Site and Landscape Plan  
Exhibit 4 – Conceptual Site Elevation







Source: Bing Aerial Imagery, San Mateo County GIS Data.

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Exhibit 2  
Project Parcels





Source: WRNS Studio, 03/04/2022.





AERIAL VIEW LOOKING WEST TOWARDS BURLINGAME

Source: WRNS Studio, 03/04/2022.

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