



ENVIRONMENTAL INFORMATION FORM

(to be completed by applicant when Negative Declaration or Environmental Impact Report is required)

JAN 30 2017

CITY OF BURLINGAME
CDD-PLANNING DIV.

GENERAL INFORMATION

Project Address: 920 Bayswater Ave Assessor's Parcel Number: Multiple - see project summary narrative
 Applicant Name: Fore Property Co. - Mark P. Marczyk Property Owner Name: Hower, Ohlund, Mortensen + Baird
 Address: 20 S. Santa Cruz Ave, #300 Address: 908 + 920 Bayswater, 108, 112, 114, 120, 124 Myrtle Rd
 City/State/Zip: Los Gatos, CA 95030 City/State/Zip: Burlingame, CA 94010
 Phone: 408-203-1892 Phone: 415-655-8100, Laurie Gustafson

Permit applications required for this project (special permit, variance, subdivision map, parcel map, condominium permit, building permit, etc.): Parcel Map and Building Permit Design Review

Related permits, applications and approvals required for this project by City, Regional, State and Federal Agencies: Design Review

SITE INFORMATION

Site size: 1.22 Acres and 53,012 Square Feet Existing Zoning: MMU + R3
 Existing use(s) of property: Automotive shop, apartments, single family homes
 Total Number of Existing Parking Spaces¹: est. 31 Number of Compact Spaces¹: 0
 Number of Existing Structures and Total Square Footage of Each: 10 existing structures, 15,400 SF in total
 Will any structures be demolished for this project? ☒ Yes ☐ No
 Size and use of structures to be demolished: All of them will be demolished for redevelopment of all 7 parcels for one single apartment community
 Number and size of existing trees on site: 7 range from 4" to 48"
 Will any of the existing trees be removed? ☒ Yes ☐ No
 If Yes, list number, size and type of trees to be removed: All 7 removed and replanted with new development to meet the requirements
 Are there any natural or man-made water channels which run through or adjacent to the site?
 Yes ☐ No ☒ If Yes, where? _____

¹ City of Burlingame minimum standard parking space size is 9'x20'. The minimum size for compact parking spaces is 8'x17'. Refer to City of Burlingame Zoning Ordinance C.S. 25.70 for parking requirements for particular uses.

² Refer to the City of Burlingame's Urban Reforestation and Tree Protection Ordinance (C.S. 11.06) for tree removal permit and tree planting requirements.

Describe in general the existing surrounding land uses to the:

North Older apartments and condominiums

South Caltrain track and triangular vacant lot used to store demolition cars

East Automotive

West Automotive shop and vacant land

PROPOSED PROJECT

Project Description: Proposed 140-unit apartment community. Two levels of subterranean parking in a Type I concrete podium, and four-stories of Type V wood frame residential above. Class A luxury apartment community designed to the MMV + R3 zoning with a modern industrial feel as outlined in the Downtown Burlingame Specific Plan.

Residential Projects:

Number of Dwelling Units: 140

Size of Unit(s): 550-1,050 with an average SF of 768

Household size (number of persons per unit) expected: 1-2 depending on unit style Studio, 1-Bed, 2-Bed

Commercial/Industrial Projects:

Type and square footage of each use: NA

Estimated number of employees per shift: _____

Will the project involve the use, disposal or emission of potentially hazardous materials (including petroleum products)? _____ Yes _____ No

If Yes, please describe: _____

Institutional Projects (public facilities, hospitals, schools):

Major function of facility: NA

Estimated number of employees per shift: _____

Estimated Occupancy: _____

For all Projects:

Flood Hazard: Is this site within a special flood hazard area? _____ Yes X No

Land Use: If the project involves a conditional use permit, variance or rezoning application, please explain why the applications are required³: Utilizing State Density Bonus for possibly 10% on-site affordable units at 80% ARI, so a CUP for height is not required

³ Please fill out and submit the appropriate application form (variance special permit, etc.)

Building gross square footage: Existing: 15,400 Proposed: 130,293
Number of floors of construction: Existing: 2 Proposed: 4

Traffic/Circulation: Standard and compact off-street parking spaces provided:

Existing: Standard	<u>12</u>	Proposed: Standard	<u>9</u>
Compact	<u>0</u>	Compact	<u>0</u>
Total	<u>12</u>	Total	<u>9</u>

Grading: Amount of dirt/fill material being moved (check one):

 0-500 cubic yards 5,000-20,000 cubic yards
 500-5,000 cubic yards ☒ Over 20,000 cubic yards(indicate amount) 37,000 est.

Note: If fill is being placed over existing bay fill, provide engineering reports which show the effect of the new fill on the underlying bay mud.

Storm water runoff: Indicate area of site to be covered with impervious surfaces (parking lot paving, etc.): See site plan and C3 plan from civil

Is the area with impervious surfaces less than 200 feet away from a wetland, stream, lagoon or bay?

 Yes ☒ No

Noise: Describe noise sources and timing of activity generated by your project during construction:

Grading machines typical to construction of residential communities, trucks, etc.

Noise sources generated during operation of facility: NA

Vibration: Will the proposal cause vibration that may affect adjacent properties? Describe any potential sources of vibration: NA

Exterior Lighting: Please describe any proposed exterior lighting of the facility⁴: TBD w/ite

landscape architect meeting code requirements

Water: Expected amount of water usage:

Domestic TBD gal/day Peak use TBD gal/min

Commercial gal/day Peak use gal/min

Expected fire flow demand gal/min

As per the C.3 regulations set forth by the California Regional Water Quality Control Board, please respond to the following questions:

1. Would the proposed project result in an increase in pollutant discharges to receiving waters?

No

⁴ Refer to City of Burlingame Exterior Illumination Ordinance (No. 1477) regarding requirements which limit exterior illumination in both residential and commercial zones.

2. Would the proposed project result in significant alteration of receiving water quality during or following construction? NO

3. Would the proposed project result in increased impervious surfaces and associated increased runoff? yes

4. Would the proposed project create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates volumes? NO

5. Would the proposed project result in increased erosion in its watershed? NO

6. Is the project tributary to an already impaired water body, as listed on the Clean Water Action Section 303(d) list? If so will it result in an increase in any pollutant for which the water body is already impaired? NO

7. Would the proposed project have a potential significant environmental impact on surface water quality, to marine, fresh, or wetland waters? NO

8. Would the proposed project have a potentially significant adverse impact on ground water quality? NO

9. Will the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? NO

10. Will the project impact aquatic, wetland, or riparian habitat? NO

Sewer: Expected daily sewer discharge 167 residential restrooms - 4 public/common area restrooms.
Source of wastewater discharge on site (i.e. restrooms, restaurants, laboratory, material processing, etc.)

General:

Are the following items applicable to the project or its effects? Provide attachment to explain nature of all items checked 'yes'.

Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours.

Yes _____ No X

Change in scenic views or vistas from existing residential areas or public lands or roads.

Yes _____ No X

Change in pattern, scale or character of general area of project.

Yes _____ No X

Significant amounts of solid waste or litter.

Yes _____ No X

Change in dust, ash, smoke fumes or odors in vicinity.

Yes _____ No X

Change in bay, lagoon, stream, channel or groundwater quality or quantity, or alteration of existing drainage patterns.

Yes _____ No X

Substantial change in existing noise or vibration levels in the vicinity (during construction and/or during operation).

Yes _____ No X

Site on filled land or on slope of 10 % or more.

Yes _____ No X

Use or disposal of potentially hazardous materials, such as toxic substances, flammable materials or explosives.

Yes _____ No X

Substantial change in demand for municipal services (police, fire water, sewage)

Yes _____ No X

Substantial increase in fossil fuel consumption (oil, natural gas, etc.).

Yes _____ No X

Relationship to a larger project or series of projects.

Yes _____ No X

Yes _____ No X

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 1-27-17

Signature 

ENVIRONMENTAL CHECKLIST FROM APPENDIX G OF THE CEQA GUIDELINES

AESTHETICS. Would the project:

- ☐ Have a substantial adverse effect on a scenic vista?
- ☐ Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- ☐ Substantially degrade the existing visual character or quality of the site and its surroundings?
- ☐ Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

AGRICULTURAL RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- ☐ Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- ☐ Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- ☐ Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- ☐ Conflict with or obstruct implementation of the applicable air quality plan?
- ☐ Violate any air quality standard or contribute to an existing or projected air quality violation?
- ☐ Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- ☐ Expose sensitive receptors to substantial pollutant concentrations?
- ☐ Create objectionable odors affecting a substantial number of people?

BIOLOGICAL RESOURCES. Would the project:

- ☐ Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- ☐ Have a substantial or adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?
- ☐ Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- ☐ Interfere substantially with the movement of any native or resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- ☐ Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- ☐ Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

CULTURAL RESOURCES. Would the project:

- ☐ Cause a substantial adverse change in the significance of an historical resource as defined in '15064.5?
- ☐ Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?
- ☐ Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?
- ☐ Disturb any human remains, including those interred outside of formal cemeteries?

GEOLOGY AND SOILS. Would the project:

- ☐ Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - a) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
 - b) Strong seismic ground shaking?
 - c) Seismic-related ground failure, including liquefaction?
 - d) Landslides?
- ☐ Result in substantial soil erosion or loss of topsoil?
- ☐ Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- ☐ Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2001), creating substantial risks to life or property?
- ☐ Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

GREENHOUSE GAS EMISSIONS

- ☐ Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- ☐ Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- ☐ Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- ☐ Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- ☐ Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- ☐ Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- ☐ For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- ☐ For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- ☐ Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?
- ☐ Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

HYDROLOGY AND WATER QUALITY. Would the project:

- ☐ Violate any water quality standards or waste discharge requirements?
- ☐ Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- ☐ Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- ☐ Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
- ☐ Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- ☐ Otherwise substantially degrade water quality?
- ☐ Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- ☐ Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- ☐ Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- ☐ Inundation by seiche, tsunami, or mudflow?

LAND USE AND PLANNING. Would the project:

- ☐ Physically divide an established community?
- ☐ Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- ☐ Conflict with any applicable habitat conservation plan or natural community conservation plan?

MINERAL RESOURCES. Would the project:

- ☐ Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- ☐ 2b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

NOISE. Would the project result in:

- ☐ Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- ☐ Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- ☐ A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- ☐ A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- ☐ For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- ☐ For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

POPULATION AND HOUSING. Would the project:

- ☐ Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- ☐ Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- ☐ Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

PUBLIC SERVICES. Would the project:

- ☐ Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
 - a) Fire protection?
 - b) Police protection?
 - c) Schools?
 - d) Parks?
 - e) Other public facilities?

RECREATION.

- ☐ Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- ☐ Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

TRANSPORTATION/TRAFFIC. Would the project:

- ☐ Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?
- ☐ Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?
- ☐ Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- ☐ Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- ☐ Result in inadequate emergency access?
- ☐ Result in inadequate parking capacity?
- ☐ Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

UTILITIES AND SERVICE SYSTEMS. Would the project:

- ☐ Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- ☐ Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- ☐ Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- ☐ Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
- ☐ Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- ☐ Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- ☐ Comply with federal, state, and local statutes and regulations related to solid waste?

MANDATORY FINDINGS OF SIGNIFICANCE.

- ☐ Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Environmental Checklist from Appendix G of the CEQA Guidelines

- ☐ Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- ☐ Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?