

CITY OF BURLINGAME

PLANNING COMMISSION RESOLUTION 2026 -

**ADOPTING MITIGATED NEGATIVE DECLARATION (NP-610-P) AND THE MITIGATION MONITORING AND REPORTING PROGRAM FOR A NEW, SINGLE-STORY EDUCATION BUILDING AND A PUBLIC NATURE AND RECREATION PARK AT 410 AIRPORT BOULEVARD
PROJECT NO. DSR21-0040**

WHEREAS, the Applicant SPHERE Institute, in collaboration with the San Mateo Resource Conservation District, on behalf of the Property Owner, California State Lands Commission, submitted applications requesting approval of Major Design Review and Variance for parking to develop a public nature and recreation park with restoration of tidal marsh habitat, an 8,564 square foot, single-story education center building, improved and realigned Bay Trail segments, walking paths, picnic and lawn areas, kayak and kitesurfing launch ramps, a water rescue equipment storage structure, and associated parking (herein "Project") at 410 Airport Boulevard in the Bayfront Commercial (BFC) zoning district, APNs: 026-363-600 and 026-363-610; and

WHEREAS, the City of Burlingame is the lead agency on the Project and has determined the Project is subject to the environmental review requirements of the California Environmental Quality Act ("CEQA") and its implementing guidelines ("CEQA Guidelines"); and

WHEREAS, as further described in the Initial Study/Mitigated Negative Declaration, the City complied with consultation requirements pursuant to Public Resources Code sections 21080.3.1 (i.e. AB 52) and 21084.3 and received no requests for consultation regarding the Project; and

WHEREAS, the City retained ICF Environmental Consultants, an independent environmental consultant, to prepare an Initial Study/Mitigated Negative Declaration (IS/MND); and

WHEREAS, the City circulated the IS/MND for two 30-day public review periods commencing on December 10, 2025, and on February 20, 2026, and received comments from public agencies and utilities; and

WHEREAS, the IS/MND identified potentially significant impacts related to air quality, biological resources, cultural resources, geology and soils, noise, and tribal cultural resources, and determined that implementation of the mitigation measures in the Mitigation and Monitoring Program (MMRP), would reduce those impact to less-than-significant levels; and

WHEREAS, a Final IS/MND was prepared consisting of the Responses to Comments, the Draft IS/MND, the Draft IS/MND appendices, and the MMRP; the revisions made in response to comments clarify, expand, or update information and do not disclose a new significant impact or a substantial increase in the severity of a previously identified impact, and recirculation is therefore not required; and

NOW, THEREFORE, the Planning Commission does hereby resolve, find, determine, and order as follows:

SECTION 1: The foregoing recitals are true, correct and are incorporated herein as findings.

SECTION 2: The Planning Commission has independently reviewed and analyzed the Final IS/MND and finds that it reflects the independent judgment and analysis of the City and the IS/MND

has been completed in compliance with CEQA and is consistent with state and local guidelines implementing CEQA, and

SECTION 3: Based on the whole record before the Planning Commission, including the Final IS/MND and comments received and addressed, there is no substantial evidence that the Project, as revised and mitigated, will have a significant effect on the environment. Mitigated Negative Declaration NP-610-P and the MMRP are hereby adopted, and all mitigation measures are incorporated into the conditions of Project approval in the separate entitlement resolution.

SECTION 4: The custodian and location of the documents and other materials that constitute the record of proceedings upon which this decision is based shall be the City of Burlingame Community Development Department.

SECTION 5: It is further directed that a certified copy of this resolution be recorded in the official records of the County of San Mateo.

PASSED AND ADOPTED this 10th day of August, 2026.

Chairperson

I, _____, Secretary of the Planning Commission of the City of Burlingame, do hereby certify that the foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission held on the 10th day of August, 2026.
by the following vote:

Secretary

Exhibit A – Initial Study/Mitigated Negative Declaration (ND– 610- P) with appendices
Exhibit B – Response to Comments and MMRP