



**NOTICE OF AVAILABILITY OF PUBLIC REVIEW AND  
NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/  
MITIGATED NEGATIVE DECLARATION**

**Date:** June 6, 2016  
**Project Name:** 1440 San Mateo Avenue

Notice is hereby given that the City of South San Francisco has prepared an Initial Study (IS) checklist and intends to adopt a Mitigated Negative Declaration (MND) for the 1440 San Mateo Avenue project.

**Project Description:** The approximately one-acre proposed project site is located east of the intersection of San Mateo Avenue and Lowrie Avenue, west of Produce Avenue, and south of Colma Creek. The project site consists of three vacant parcels identified as Assessor's Parcel Numbers 015-114-420 (0.14-acre), 015-114-480 (0.47-acre), and 015-114-490 (0.38-acre). The vacant, paved lot is surrounded by a chain link fence, and contains two existing light poles and an unused structure at the southern boundary, consisting of a ladder leading to a small enclosure with a door and windows. One tree and some shrubs are located just outside of the northern boundary of the project site. The site is not included on any lists enumerated under California Government Code Section 65962.5.

On June 19, 2015, the project applicant received City approval of a Minor Use Permit (MUP 15-0001) and Design Review (DR15-0024) for the two parcels (APN 015-114-470 and 015-114-460) located immediately west of the subject site. These two parcels and the current project site are on the same overall property that would be rented by Payless Car Rental. The proposed improvements for the two western parcels include lot striping to accommodate 150 rental cars, a 1,850-square foot (sf) modular office space, a 1,300-sf canopy cover for vehicle hand washing, with water collection and reclamation system, a 5,000-gallon fuel dispensing tank, landscaping, security fences, gates and associated site works. The MUP was required because the two westerly parcels are zoned Mixed Industrial (MI), and pursuant to South San Francisco Municipal Code Section 20.110.002, automobile/vehicle rental uses are allowed in the MI zone subject to approval of a Minor Use Permit.

The project applicant would like to use the approximately one-acre subject site to park rental cars associated with their business. In order to utilize the subject site for such purposes, the three subject parcels need to be rezoned from Freeway Commercial to MI. The project applicant is also seeking a modification to the previously-approved Minor Use Permit for the vacant parcels immediately west of the project site.

The project site is currently paved with asphaltic concrete. The proposed project would include restriping the project site to demarcate a maximum of 200 parking stalls for the temporary staging of vehicles. The surface lot would then be seal coated to protect the striping. (Installation of a fire lane through the approximate center of the parking area could reduce the total number of parking spaces on the subject site to 170.) In addition, the project would include the installation of 11 additional parking lot lights within the proposed project site. The lights would have a maximum height of 20 feet, in accordance with the City's Municipal Code requirements. In order to install lighting conduit, trenching to an approximate depth of 18 to 24 inches would be necessary on the site. With implementation of the project, the asphaltic concrete along the southern border of the project site would be removed and water-efficient landscaping would be installed. The project would not include removal of any existing shrubs or the single tree that exist immediately outside of the northern property line. The project would not require connection to water or sewer infrastructure and storm

drain infrastructure – one catch basin – exists on-site. This catch basin would continue to collect surface runoff from the project site and route the runoff to the City's storm drain system in San Mateo Avenue.


Implementation of the proposed project would require the following discretionary actions by the City of South San Francisco:

- Adoption of the Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program;
- Approval of a Rezone of the site from Freeway Commercial to Mixed Industrial; and
- Approval of a modification of Minor Use Permit 15-0001.

**Public Review Period:** Notice is hereby given that a Draft MND has been prepared in accordance with the California Environmental Quality Act (CEQA). The City, as lead agency, has elected to provide a 30-day public review period for the MND beginning on Friday, June 10, 2016 and ending at 5:00 PM on Monday, July 11, 2016 pursuant to CEQA Guidelines Section 15105. Copies of the Draft MND are available for review at the Planning Division – 315 Maple Avenue and online at <http://weblink.ssf.net> under Planning Division/Environmental Reports.

Written comments on the Draft MND will be accepted during the 30-day public review period commencing **June 10, 2016 and ending July 11, 2016 at 5:00 PM**. Written comments on the Draft MND should be directed to:

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Sajesh Mehra, Planning Manager  
Secretary to the Planning Commission  
City of South San Francisco

Dated: 06/10/2016