



CEQA NOTICE OF DETERMINATION

TO: County Clerk
County of San Mateo
555 County Center, 1st Floor
Redwood City, California 94063

FROM: CITY OF BURLINGAME
Community Development, Planning Division
501 Primrose Road
Burlingame, CA 94010

SUBJECT: Certificate of Determination for Exemption from Environmental Review under CEQA Guidelines Section 15183

220 Park Road Project
Project Title

State Clearinghouse Number <i>(If submitted to Clearinghouse)</i>	Catherine Keylon Contact Person	(650) 558-7252 Area Code/Telephone
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220 Park Road - City of Burlingame, San Mateo County
Project Location *(include County)*

Project Description: Approval of an Ordinance to adopt a Development Agreement between the City of Burlingame and 220 Park Road LLC (developer) related to the 220 Park Road (Historic Post Office Project). The project will include the restoration of portions of the historic post office building for use as retail and/or restaurant space along with new retail/restaurant spaces along the Lorton Avenue frontage. The proposal includes the construction of five floors above totaling 139,938 SF to be used as office space. The gross square footage of the retained/restored portion of the post office and the new retail and office space will total 179,458 SF. The overall height will be approximately 98'-6" to the top of the roof screening, and 101' to the top of the roof top equipment/penthouses. The project will provide a total of 280 on-site parking spaces located in two levels of below grade parking.

The entitlements for the above project were approved by the Burlingame Planning Commission on November 23, 2020. The original project was reviewed and approved under CEQA Guidelines section 15183. The Development Agreement approval does not change the parameters of the approved project and sets forth terms used to implement the project which has already has been studied and approved. City staff has determined that the Development Agreement will not cause any new impacts and that no additional CEQA study is required

Project Environmental Findings: The City of Burlingame evaluated the proposed project and made the following determinations:

1. The Development Agreement approval was based on the previous CEQA 15183 determination as a follow up approval of the project terms, milestones and community benefits, with no changes to the parameters of the approved project. It has been determined that the Development Agreement would cause no new impacts.
2. The approved project for which the Development Agreement covers is consistent with the density established for the site in the City of Burlingame General Plan.
3. An Initial Study/Mitigated Negative Declaration (IS/MND) was approved in May 2010 which evaluated buildout under the Downtown Specific Plan and included mitigation measures to reduce potential environmental impacts; a Program Environmental Impact Report was certified for the 2040 General Plan, which identified environmental effects of future citywide development under the General Plan, including significant effects, mitigated effects, and insignificant effects.
4. Pursuant to CEQA and CEQA Guidelines (Public Resources Code Section 21083.3 and California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15183), environmental review for this project shall be limited to examination of any significant project-specific environmental effects not analyzed in the prior Environmental Impact Report for the 2040 General Plan or in the Initial Study / Mitigated Negative Declaration for the Downtown Specific Plan.
5. Project-specific impacts: The project will not result in significant project-specific environmental effects. Potentially significant project-specific environmental effects will be substantially mitigated by uniformly applied development standards or policies and/or measures proposed as part of the project description, as identified in the Preliminary Review documentation. The project will not result in significant project-specific effects.
6. Mitigation measures: Relevant mitigation measures from the General Plan Program EIR and the Standard Conditions of Approval adopted as mitigation measures for the IS/MND for the Downtown Plan have been made part of the project.
7. A mitigation monitoring and reporting plan was adopted for this project.
8. A Statement of Overriding Considerations was adopted by City Council for the 2040 General Plan, finding that the significant cumulative environmental effects of citywide development under the 2040 General Plan were outweighed by the benefits of the Plan and therefore deemed acceptable. The Statement of Overriding Considerations remains applicable for the current project.
9. Findings were made pursuant to the provisions of CEQA. Exempt Status: Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and CEQA Statute (Section 21083.3 of California Public Resources Code) The IS/MND for the Downtown Plan and the Program Environmental Impact Report for the 2040 General Plan and online at www.burlingame.org or by appointment (650) 558-7250 at the City Planning Division office at 510 Primrose Road Burlingame.

Catherine Keylon
Catherine Keylon, Senior Planner

2/19/21
Date