NOTICE OF AVAILABILITY OF PUBLIC REVIEW AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE PROPOSED 52 FRANKLIN AVENUE PROJECT

October 15, 2025

NOTICE IS HEREBY GIVEN: that the City of South San Francisco Planning Division has completed the *Initial Study/ Mitigated Negative Declaration (IS/MND) for the 52 Franklin Avenue Project* in accordance with the California Environmental Quality Act (CEQA). The IS/MND is now available for public review and comment. The IS/MND may be accessed on the City's website at https://weblink.ssf.net/weblink/ under Planning /Environmental Reports (https://weblink.ssf.net/WebLink/Browse.aspx?id=51192&dbid=0&repo=SSFDocs).

Physical copies of the IS/MND and all documents incorporated by reference are available for review at the Planning Division at 315 Maple Avenue. Additional physical copies of the IS/MND are at the Planning Division at 315 Maple Avenue, the Main Library at 901 Civic Campus Way, the Grand Avenue Library at 306 Walnut Avenue, and the City Clerk's Office at 400 Grand Avenue.

PUBLIC REVIEW COMMENT PERIOD: The IS/MND is being circulated for a 30-day review period from October 15 to November 14, 2025. The City of South San Francisco is soliciting comments regarding the analysis contained in the IS/MND. **All comments must be received by the City of South San Francisco Planning Division no later than 5:00 PM on November 14, 2025.** Reviewers should focus on the content and accuracy of the IS/MND in discussing the Project's potential impacts upon the environment. Written comments on the IS/MND may be sent via email or U.S. mail and addressed to:

Billy Gross, Principal Planner
City of South San Francisco
Economic and Community Development Department
315 Maple Avenue
South San Francisco, CA 94080
Comments may also be sent via email to billy.gross@ssf.net

For comments sent via email, please include "MND Comments: 52 Franklin Avenue Project" in the subject line and the name and physical address of the commenter in the body of the email.

For additional information please contact Billy Gross, Principal Planner at (650) 877-8535 and/or billy.gross@ssf.net.

PUBLIC HEARING DATES: A public hearing date for the City Planning Commission to review the Project and potentially adopt the IS/MND has been tentatively scheduled for November 20, 2025.

PROJECT LOCATION: The Project site is located in the northern portion of the City of South San Francisco ("City"), in an area known as the Paradise Valley/Terrabay planning sub-area. The Project is in the western portion of the planning area in a single-family neighborhood known as "Sterling Terrace". The Project site (52 Franklin Avenue, APN# 012-039-180) is located at the northeastern edge of the looped portion of Franklin Avenue, approximately 300 feet from the intersection of Highland and Franklin Avenues and 700 feet from the intersection of Larch and Franklin Avenues. Franklin Avenue intersects Hillside Boulevard, approximately 1,300 feet north of the Project site. Franklin Avenue is largely a northeast/southwest trending roadway that jogs west at its intersection of Larch Avenue, in the Project area.

PROJECT DESCRIPTION: The Project site is a vacant lot located in the northern portion of the City of South San Francisco. The Project site (52 Franklin Avenue, APN# 012-039-180) is located at the northeastern edge of the looped portion of Franklin Avenue and consists of the construction and operation of a two-story single-family residence.

ENVIRONMENTAL IMPACTS: The IS/MND that has been prepared for the Project concludes that impacts of the Project are considered to be less than significant with mandatory compliance with existing federal, State and local standards and the implementation of mitigation measures listed in the IS/MND. Mitigation measures relate to potential impacts to nesting birds and roosting bats and potential impacts to the proposed debris basin. Implementation of the Project would not degrade the quality and extent of the environment or result in adverse effects on human beings, provided the project adheres to all mandated policies, rules and regulations of all relevant governing bodies.