NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL

***Mail to*: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044, (916) 445-0613**
***For Hand Delivery/Street Address*: 1400 Tenth Street, Sacramento, CA 95814**

Project Title: 52 Franklin Avenue Project

Lead Agency: City of South San Francisco
Contact Person: Billy Gross, Principal Planner
Mailing Address: 315 Maple Avenue
Phone: 650-877-8535
City/Zip: City of South San Francisco, 94080
County: San Mateo County

Project Location:

County: San Mateo County
City/Nearest Community: City of South San Francisco
Cross Streets: 52 Franklin Avenue
Zip Code: 94080
Longitude/Latitude (degrees, minutes and seconds): 37 ° 39 ′ 54.57 ″ N / 122 ° 24 ′ 57.41 ″ W
Total Acres: 0.19
Assessor's Parcel No.: 012-039-180
Section:
Twp.: 3 S
Range: 5 W
Base: MDPM
Within 2 miles: State Hwy #: U.S. Route 101 and 82
Waterways: Colma Creek, San Francisco Bay
Airports: SF International Airport
Railways: Caltrain/Union Pacific
Schools: Martin Elementary School, Ponderosa Elementary School, Sunshine Gardens Elementary School, Parkway Heights Middle School, Spruce Elementary School, Baden High School, Shiloh United School, Los Cerritos Elementary School, South San Francisco High School, Saint Veronica Catholic School, Parkside Day School, El Portal School.

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☑ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Join Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☑ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☑ Residential: Units 1 Acres 0.19
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Education:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining Mineral
☐ Power: Type MW
☐ Wastewater Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☑ Aesthetic/Visual ☑ Agricultural Land ☑ Air Quality ☑ Archeological/Historical ☑ Biological Resources ☐ Coastal Zone ☑ Drainage/Absorption ☑ Economic/Jobs
☐ Fiscal ☑ Flood Plain/Flooding ☑ Forest Land/Fire Hazard ☑ Geologic/Seismic ☑ Minerals ☑ Noise ☑ Population/Housing Balance ☑ Public Services/Facilities
☑ Recreation/Parks ☑ Schools/Universities ☑ Septic Systems ☑ Sewer Capacity ☑ Soil Erosion/Compaction/Grading ☑ Solid Waste ☑ Toxic/Hazardous ☑ Traffic/Circulation
☑ Vegetation ☑ Water Quality ☑ Water Supply/Groundwater ☑ Wetland/Riparian ☑ Growth Inducement ☑ Land Use ☑ Cumulative Effects ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Vacant Lot/RL-8 (Low Density Residential)/RL (Low Density Residential)

Project Description: The Project consists of the construction and operation of a residence. The lot slopes uphill from Franklin Avenue. A building footprint is shown on the front two-thirds of the lot. Because the site is limited in developable area, due to the debris capture area and associated 8-foot-wide access path (discussed below), it is anticipated that the Project could require setback variances. The estimated construction schedule is provided in Table 1 of the IS/MND.

As discussed previously, geotechnical engineering and engineering geologic investigations carried out between 1989 and 2025 concluded that the potential for another debris flow exists, derived from susceptible soils on the steeper, upper portions of the property and the hillside above the rear property line. The potential hazard for a new house built on the property, associated with potential future debris flows, would be similar to the 1982 debris flow unless mitigative measures are undertaken (Michelucci & Associates, Inc., 2023).

Geotechnical mitigation measures on the site included as Project design and peer reviewed by Cotton Shires Associates (CSA) as part of this environmental review would consist of constructing a "U" shaped debris barrier, consisting of retaining walls, to form a basin that would capture and enclose a potential debris flow onto the Project site (see Project Description Figure 3 of the IS/MND). The debris flow capture capacity is currently estimated at 543 cubic yards, above the recommendation of 500 cubic yards by the Applicant's geotechnical consultants (Michelucci and Associates and Earth Systems) and confirmed by the City's geotechnical consultant, CSA. An 8-foot-wide setback along the western property line would allow access to the debris capture area for equipment to remove debris captured within the basin, as needed.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

X	Air Resources Board	X	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 4		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB #2
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Wildlife Region # 3		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of	X	Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
X	Housing & Community Development		Other:
X	Native American Heritage Commission		

Local Public Review Period (to be filled in the lead agency):

Starting Date: October 15, 2025 Ending Date: November 14, 2025

Lead Agency (Complete if applicable):

Consulting Firm:	RCH Group, Inc.	Applicant:	Mr. Juan Pedro Diaz/Ms. Karen Lisette Diaz
Address:	6521 Chesbro Circle	Address:	23 Carlsbad Court
City/State/Zip:	Rancho Murieta/CA/95683	City/State/Zip:	South San Francisco/CA/94080
Contact:	Dan Jones, Senior Associate	Contact:	Mr. Juan Pedro Diaz/Ms. Karen Lisette Diaz
Phone:	916-782-4427	Phone:	415-871-9949

Signature of Lead Agency Representative:

Billy Gross
Signature

10/10/2025
Date