CITY OF BURLINGAME

City Hall – 501 Primrose Road
Burlingame, California 94010-3997

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
PH: (650) 558-7250

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

To: Interested Individuals
County Clerk of San Mateo

From: City of Burlingame
Community Development Dept., Planning Division
501 Primrose Road, Burlingame, CA 94010

Subject: **Notice of Intent to Adopt a Mitigated Negative Declaration (MND)**
Project Title: Bay Rise Park Project
Project Location: 410 Airport Boulevard
Applicant: The SPHERE Institute
500 Airport Boulevard, Suite #340, Burlingame, CA, 94010

Project Description: The Project would redevelop approximately 10.2 acres (9.4 acres on land and 0.83 acre in Sanchez Channel) that is currently vacant and undeveloped, other than a Federal Aviation Administration (FAA) tower, an unimproved portion of the San Francisco Bay Trail (Bay Trail) along the bay side of the site, and two substandard parking surfaces. The Project would transform the vacant parcels into a public nature and recreation park with an approximately 8,600 square foot education center/event building, a drop-off loop, and one-way driveway which would provide access to 29 on-site parking spaces. In addition, the Project would restore the natural tidal-marsh ecology of the portion of San Francisco Bay shoreline within the Project site. It would also improve the section of the Bay Trail on the Project site; facilitate water access and recreation; and provide new viewing decks and patios, a small take-out café, multi-purpose and lawn areas, secondary trails throughout the site, an interpretive program, and interpretive elements related to sea-level rise resiliency demonstration. Furthermore, the Project would also incorporate a small accessory building (approximately 20 feet by 30 feet) to store jet skis, personal protective equipment, and rescue equipment required by the Central County Fire Department, along with an approximately 12-by 20-foot trash enclosure. Approximately two employees would be required for operation of the public nature and recreation park.

Notice of Intent to Adopt a Negative Declaration: In accordance with Section 15072(a) of the California Environmental Quality Act (CEQA) Guidelines, notice is hereby given of the City's intent to adopt a Mitigated Negative Declaration (MND) for the project listed above. A MND is a negative declaration prepared for a project when the initial study has identified potentially significant effect on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed negative declaration and initial study are released for public review would avoid effect or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in the light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment. The City of Burlingame has completed a review of the proposed project, and on the basis of an Initial Study and mitigations, finds that the project will not have a significant effect upon the environment. The City has prepared a proposed MND; a copy of the document may be reviewed on the City's Planning Division web page at: https://www.burlingame.org/410airport and the MND is available for public review at the City of Burlingame Planning Division at City Hall, 501 Primrose Road, Burlingame, California, 94010.

Comment Period: As mandated by State Law, the minimum comment period for this document is 30 (thirty) days and begins on December 10, 2025 and ends on January 9, 2026. Comments may be submitted during the review period. Persons having comments concerning this project, including objections to the basis of the determination set forth in the Initial Study/Mitigated Negative Declaration, are invited to furnish their comments summarizing the specific and factual basis for their comments, in writing to:

Ruben Hurin, Planning Manager
City of Burlingame - Community Development Department, Planning Division
501 Primrose Road, Burlingame, CA 94010-3997
Email: rhurin@burlingame.org

Pursuant to Public Resources Code Section 21177, any legal challenge to the adoption of the Initial Study/Mitigated Negative Declaration will be limited to those issues presented to the City during the public comment period and/or during any duly noticed public hearings.

PUBLIC HEARING: The Planning Commission hearing to consider adoption of the MND and entitlements following the comment period at its tentatively scheduled meeting on February 9, 2026. Please check the Planning Division's Planning Commission page here: https://www.burlingame.org/944/Planning-Commission for details on accessing this upcoming Planning Commission meeting and agenda page, or contact project planner, Ruben Hurin at rhurin@burlingame.org or (650) 558-7250 for updates on the tentative hearing date.

Posted: December 10, 2025