

C/CAG

CITY/COUNTY ASSOCIATION OF GOVERNMENTS OF SAN MATEO COUNTY

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AIRPORT LAND USE COMMITTEE (ALUC) AGENDA

Date: Thursday, Aug 27, 2026	Join by Zoom Webinar: https://us02web.zoom.us/j/81335481228?pwd=eEQ2cmI4VzUrRHk0Nk4ybKZ4cWtDUT09
Time: 4:30 p.m.	Webinar ID: 813 3548 1228
Location: Burlingame Community Center 850 Burlingame Avenue Burlingame, CA	Passcode: 839437
	Join by Phone: (669) 900-6833

*** IN-PERSON MEETING WITH REMOTE PUBLIC PARTICIPATION AVAILABLE***

This meeting of the Airport Land Use Committee will be held in person (at the location listed above). Members of the public will be able to participate in the meeting remotely via the Zoom platform or in person at the location above. For information regarding how to participate in the meeting, either in person or remotely, please refer to the instructions at the end of the agenda.

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- | | |
|--|--|
| 1. Call to Order/Roll Call | Action
(Pappajohn) |
| 2. Public Comment on Items not on the Agenda | Limited to 2
minutes per
speaker |
| 3. Approval of Minutes for the April 23, 2026 meeting. | Action
(Pappajohn) |
| 4. San Francisco International Airport Land Use
Compatibility Plan Consistency Review – Proposed
amendment to the City of Burlingame Downtown
Specific Plan (DSP) Table 3-2 height standard for the
Chapin Avenue Commercial (CAC) district, and a
related 5-story mixed-use development at 1430 Chapin
Avenue, Burlingame | Action
(Petrofsky) |

- | | |
|--|-----------------------|
| 5. Half Moon Bay Airport Land Use Compatibility Plan Consistency Review – Proposed plan for the El Granada Community Park & Recreation Center (Burnham Strip), 480 Avenue Alhambra, El Granada, San Mateo County (Planning Case No. PLN2026-00225) | Action
(Petrofsky) |
| 6. Member Comments/Announcements | Information |
| 7. Items from Staff | Information |
| 8. Adjournment – <i>Next regular meeting – September 24, 2026</i> | |

NOTE: All items appearing on the agenda are subject to action by the Committee. Actions recommended by staff are subject to change by the Committee.

If you have any questions regarding the C/CAG Airport Land Use Committee Meeting Agenda, please contact Matt Petrofsky, mpetrofsky@smcgov.org

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PUBLIC NOTICING: All notices of C/CAG regular Board meetings, standing committee meetings, and special meetings will be posted at the San Mateo County Courtyard, 555 County Center, Redwood City, CA, and on C/CAG’s website at: <http://www.ccag.ca.gov>.

PUBLIC RECORDS: Public records that relate to any item on the open session agenda for a regular Board meeting, standing committee meeting, or special meeting are available for public inspection. Those public records that are distributed less than 72 hours prior to a regular Board meeting are available for public inspection at the same time they are distributed to all members, or a majority of the members, of the Board. The Board has designated the office of the City/County Association of Governments of San Mateo County (C/CAG), located at 555 County Center, 5th Floor, Redwood City, CA 94063, for the purpose of making public records available for inspection. Such public records are also available on C/CAG’s website at: <http://www.ccag.ca.gov>. Please note that C/CAG’s office is open to the public by appointment only; please contact Mima Guilles at (650) 599-1406 to arrange for inspection of public records.

ADA Requests: Persons with disabilities who require auxiliary aids or services to participate in this meeting should contact Mima Guilles at (650) 599-1406, five working days prior to the meeting date.

PUBLIC PARTICIPATION: Members of the public may address the Committee as follows:

Written comments should be emailed in advance of the meeting. Please read the following instructions carefully:

1. Written comments should be emailed to mpetrofsky@smcgov.org
2. The email should include the specific agenda item on which you are commenting or note that your comment concerns an item that is not on the agenda.
3. If your emailed comments are received at least 2 hours prior to the meeting, they will be provided to the

ALUC Committee members, made publicly available on the C/CAG website along with the agenda, but will not be read aloud by staff during the meeting. We cannot guarantee that comments received less than 2 hours before the meeting will be distributed to the Committee members, but they will be included in the administrative record of the meeting.

In Person Participation

1. Persons wishing to speak should fill out a speaker's slip provided in the meeting room. If you have anything that you wish distributed to the Committee and included in the official record, please hand it to C/CAG staff who will distribute the information to the Committee members.
2. Public comment is limited to two minutes per speaker.

Remote Participation

Oral comments will be accepted during the meeting through Zoom. Please read the following instructions carefully:

1. The ALUC Committee meeting may be accessed through Zoom at the online location indicated at the top of this agenda.
2. You may download the Zoom client or connect to the meeting using an internet browser. If using your browser, make sure you are using a current, up-to-date browser. Certain functionality may be disabled in older browsers including Internet Explorer.
3. You will be asked to enter an email address and name. We request that you identify yourself by your name as this will be visible online and will be used to notify you that it is your turn to speak.
4. When the C/CAG staff member or ALUC Committee Chair call for the item on which you wish to speak, click on "raise hand." The C/CAG staff member will activate and unmute speakers in turn. Speakers will be notified shortly before they are called on to speak. If calling in via phone, press *9 to raise your hand and when called upon press *6 to unmute.
5. When called, please limit your remarks to the two-minute time limit.

If you have any questions about this agenda, please contact C/CAG staff:

Interim Executive Director: Kaki Cheung kcheung1@smcgov.org

ALUC Staff: Matt Petrofsky, mpetrofsky@smcgov.org

Airport Land Use Committee (ALUC)

Meeting Minutes

April 23, 2026

1. Call to Order/Roll Call

Chair Pappajohn called the meeting to order at 4:30 pm. The attendance sheet is attached.

2. Public Comment on items not on the Agenda

None.

3. Minutes of the March 26, 2026 Meeting

Motion: Member O'Connor moved, and Member Sullivan seconded, approval of the March 26, 2026 minutes. Motion carried (6-0-1). Member Nagengast abstained due to not being present at the March meeting. Member Sturken was not yet present for this vote.

4. San Carlos Airport Land Use Compatibility Plan Consistency Review – Draft Northeast Area Specific Plan, San Carlos.

Sean Charpentier, C/CAG Executive Director, presented the staff report.

Member Sullivan asked for clarification if the definition of “hospital” would include urgent care services. Patrick Hickman, of Environmental Science Associates (ESA) clarified that urgent care would qualify as an outpatient facility, which is a different land use type. Member O'Connell noted a typo in the “Safety Compatibility – cont.” slide: a bullet references table 4.4, that should say table 4.5. There was no public comment.

Motion: Member O'Connell, and Member Hamilton seconded, approval of the staff recommendation. Motion carried (8-0-0).

5. San Carlos Airport Land Use Compatibility Plan Consistency Review – Review of amendments to the Redwood City Zoning Code including general updates, measures to implement programs in the Housing Element and permit streamlining provisions.

Sean Charpentier, C/CAG Executive Director, presented the staff report.

Member Sullivan asked for clarification about the conditions that Redwood City was requesting. Sean Charpentier summarized that Redwood City had a previously adopted ALUCP that was being updated due to zoning amendments related to the incorporation of state-required housing element implementation and streamlining activities. Member Sullivan noted that the adopted land use patterns were based on static airport impacts, and that airport usage and impacts may change over time. He asked about how ALUCPs would adapt to potential changes in impacts over time. Patrick Hickman (ESA) responded that Member Sullivan is correct in that the impacts are static, but added that they include anticipated growth. Should there be a substantial change in airport usage or geometry, an update to the ALUCP would be needed. Member Ford added that it was unlikely that sound impacts would increase over time, due to improving technologies and existing runway length and weight restrictions. There was no public comment.

Motion: Member O'Connell, and Member Sturken seconded, approval of the staff recommendation. Motion carried (8-0-0).

6. Member Comments/Announcements

Member Sturken requested the other members sign the Connect Bay Area transit measure petition.

7. Items from Staff

Sean Charpentier, C/CAG Executive Director, notified the Committee that going forward the agenda would include a verbal update on incorporation of the ALUCPs into the zoning of the County and San Bruno. He noted that the County is moving quickly to achieve compliance with its housing element for unincorporated areas and did not have time to bring some of its zoning amendments to the ALUC. Until they update that plan, they will bring projects forward on a project-by-project basis. A copy of the correspondence between the County and CCAG was distributed to the members.

Regarding staffing, a recruitment is underway for permanent staff. In the short-term C/CAG has entered into contract with Regional Government Services to provide support to the committee. Matt Petrofsky, C/CAG Senior Program Staff would be staffing the committee until a new staff member was onboard as well. Sean also noted this would be his last meeting with C/CAG, as he would soon be starting in his new position of City Manager for Pacifica. Kaki Cheung will be C/CAG Acting Executive Director.

Committee members offered their congratulations and wished him well in the future.

8. Adjournment

The meeting was adjourned at 5:03 pm.

C/CAG AGENDA REPORT

Date: August 27, 2026

To: Airport Land Use Committee

From: Matt Petrofsky, C/CAG Senior Program Specialist

Subject: San Francisco International Airport Land Use Compatibility Plan Consistency Review – Proposed amendment to the City of Burlingame Downtown Specific Plan (DSP) Table 3-2 height standard for the Chapin Avenue Commercial (CAC) district, and a related 5-story mixed-use development at 1430 Chapin Avenue, Burlingame

(For further information please contact Matt Petrofsky, mpetrofsky@smcgov.org)

RECOMMENDATION

That the Airport Land Use Committee (ALUC) recommend to the C/CAG Board of Directors, that the C/CAG Board, acting as the Airport Land Use Commission, determine that the proposed amendment to the City of Burlingame Downtown Specific Plan (DSP) Table 3-2 height standard for the Chapin Avenue Commercial (CAC) district, and a related 5-story mixed-use development at 1430 Chapin Avenue, Burlingame, are consistent with the applicable airport/land use policies and criteria contained in the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport (SFO ALUCP), subject to the following conditions:

That the C/CAG Board of Directors, acting as the San Mateo County Airport Land Use Commission, approve a resolution determining that (a) the proposed DSP Table 3-2 amendment increasing the CAC district Special Permit height maximum from 55 feet to 75 feet, and (b) the proposed mixed-use development at 1430 Chapin Avenue, are conditionally consistent with the SFO ALUCP subject to the six conditions set forth in Exhibit A to the attached resolution, the principal of which are summarized below:

1. Prior to issuance of any building permit for 1430 Chapin Avenue, the project sponsor shall obtain and submit a site-specific reading of the SFO ALUCP critical aeronautical surface (Exhibits IV-17/18) elevation at the project parcel, expressed in true NAVD88 AMSL, together with confirmation that the highest point of the proposed structure does not penetrate that surface.
2. For the DSP Table 3-2 amendment, the City of Burlingame shall require a parcel-specific AP-3 showing (per Condition 1) for any future Special Permit application within the CAC district relying on the amended 75-foot maximum.
3. The City of Burlingame shall formally advise the project sponsor of the real estate disclosure requirements outlined in Policy IP-1 of the SFO ALUCP.

BACKGROUND/ PROJECT DESCRIPTION

The City of Burlingame has referred (1) a proposed 87,307-square-foot, five-story mixed-use development on a 0.70-acre site at 1430 Chapin Avenue (APN 029-121-440), with a proposed

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building height of 75 feet via Special Permit plus a rooftop mechanical screen reaching approximately 84 feet above grade, and (2) a related district-wide amendment to DSP Table 3-2 increasing the Chapin Avenue Commercial (CAC) district Special Permit height maximum from 55 feet to 75 feet. The CAC district extends along Chapin Avenue between El Camino Real and Primrose Road and encompasses approximately 20 parcels, per the DSP Land Use chapter. (burlingame.org/DocumentCenter/View/633/30-Land-Use-PDF)

Ground elevation at 1430 Chapin Avenue is estimated at 32–38 feet AMSL (USGS) per the application materials; an NGS-sourced reading independently retrieved by staff at the parcel's coordinates (37.578164, -122.350608) returned 37.67 feet AMSL, consistent with that range.

Environmental Review: An Initial Study and Mitigated Negative Declaration has been prepared for the project. The IS/MND was published for a 30-day public review period on July 27, 2026 (State Clearinghouse No. 2026071049).

Development Project Information:

1. Latitude/Longitude of development site (WGS84, center of parcel, per Fuscoe Engineering, 7/27/26): Latitude 37° 34' 41.39" N; Longitude 122° 21' 02.19" W
2. Ground elevation: approximately 32-38 ft above mean sea level (USGS, per FAA OE/AAA Pre-Screening Tool; consistent with project surveyor NAVD88 estimate). Note: the City-provided average top of curb of 103.08 ft used for City height measurement is on a local assumed datum, not a sea-level reference.
3. Maximum building height: 75 ft above grade per the proposed DSP standard; approximately 84 ft above grade to top of rooftop mechanical screen (highest point of structure); overall height approximately 122 ft above mean sea level. FAA OE/AAA Pre-Screening Tool result (7/27/26): no notice to the FAA required (see attached exhibit).
4. Scaled plans – see Exhibits Package

Basis of Referral

California Government Code Section 65302.3 requires that a local agency's General Plan and any affected specific plan be consistent with the applicable airport/land use criteria in the adopted ALUCP. Because the proposed action would amend an adopted specific plan within the SFO Airport Influence Area, Public Utilities Code (PUC) Section 21676(b) requires that the amendment be referred to the ALUC for a consistency determination prior to adoption, and the related development project has been referred together with the amendment for concurrent review. (Burlingame's local plans and Zoning Code Chapter 25.24 have previously been brought into consistency with the SFO ALUCP through prior C/CAG Board actions; the individual-project review track of PUC Section 21676.5(a) is therefore not the operative basis of referral.) Accordingly, the City has referred both items to C/CAG, acting as the San Mateo County Airport Land Use Commission, for a determination of consistency with the SFO ALUCP.

Per the application materials, an FAA Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) Pre-Screening Tool screening dated July 27, 2026 indicated no FAA notification was required for the structure at its proposed height.

DISCUSSION

ALUCP Consistency Evaluation

The SFO ALUCP contains policies and criteria addressing four issues relevant to this referral: (a) aircraft noise compatibility; (b) safety compatibility; (c) height of structures/airspace protection; and (d) real estate disclosure. The following sections address each, which are also stated in Chapter 25.24 of the Burlingame Zoning Code, Comprehensive Airport Land Use Compatibility Plan Consistency.

Aircraft Noise Compatibility

The 65 dB CNEL (Community Noise Equivalent Level) aircraft noise contour defines the threshold for airport noise impacts established in the SFO ALUCP. The CAC district, including the subject property, lies entirely outside this contour and is therefore determined to be consistent with the SFO ALUCP noise policies and criteria.

Safety Compatibility

The SFO ALUCP includes five safety zones and related land use compatibility policies and criteria. The CAC district, including the project site, is located entirely outside the safety zones established in the SFO ALUCP; the proposed amendment and project are therefore consistent with the SFO ALUCP safety compatibility policies and criteria.

Height of Structures/Airspace Protection

Structure Height

Pursuant to SFO ALUCP Policy AP-3, *the maximum height of a new building must be the lower of (1) the height shown on the SFO Critical Aeronautical Surfaces map or (2) the maximum height determined not to be a “hazard to air navigation” by the FAA in an aeronautical study prepared pursuant to the filing of Form 7460-1.* ([Consolidated CCAG ALUCP, Nov. 2012](#); [CCAG Attachment A, AP-3 text](#))

Prong 2 (FAA determination) is not triggered (rather than “satisfied”): the FAA OE/AAA Pre-Screening Tool result (July 27, 2026) shows that no Form 7460-1 filing is required at the proposed structure height. Because no filing is required, no FAA aeronautical study or hazard determination exists or is needed, and the AP-3 “lower of” test resolves under prong (1) alone. The screening result affirmatively supports consistency, but it is not an FAA “determination.”

Prong 1 (critical aeronautical surfaces map) is not yet satisfied on the current record. The governing reference under AP-3 is the combined critical aeronautical surfaces shown on SFO ALUCP Exhibits IV-17 (northwest side) and IV-18 (southeast side), which integrate Part 77, FAA

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TERPS instrument-procedure surfaces, and one-engine-inoperative (OEI) departure surfaces into a single controlling elevation at each location, per the ALUCP's 2012 methodology update.

A visual review of the published Exhibit IV-18 map suggests the critical surface in the vicinity of Downtown Burlingame may fall roughly in the 163–210-foot AMSL range; if accurate, the project's reported maximum height ($\approx$ 122 feet AMSL, combining a $\approx$ 38-foot ground elevation with the 84-foot structure/screen height) would fall below that range. However, SFO ALUCP Exhibits IV-17/18 themselves state they are provided for "informational and conceptual planning purposes" only, "do not represent actual survey data," and are not intended as "the sole source of information regarding compatibility with airspace clearance requirements." A map read therefore cannot substitute for the tool-based or survey-based showing that AP-3 requires, and staff does not rely on this figure as a consistency finding.

Because the district-wide DSP Table 3-2 amendment would extend the 75-foot allowance to approximately 20 parcels along Chapin Avenue, each sitting at a different point on the critical-surface gradient and at a different ground elevation, a single site reading — even once obtained — could not establish consistency for the district as a whole. Staff recommends Condition 2 (parcel-specific showing at future Special Permit review) to address this.

Other Flight Hazards

Within the Airport Influence Area, certain land use characteristics are recognized as hazards to air navigation and, per SFO ALUCP Policy AP-4, must be evaluated for compatibility with FAA rules and regulations. These characteristics include:

- Sources of glare, such as highly reflective buildings, building features, or bright lights including search lights or laser displays, that would interfere with the vision of a pilot in command of an aircraft in flight;
- Distracting lights that could be mistaken for airport identification lighting, runway edge lighting, runway end identification lighting, or runway approach lighting;
- Sources of dust, smoke, water vapor, or steam that may impair the visibility of a pilot in command of an aircraft in flight;
- Sources of electrical/electronic interference with aircraft communications/navigation equipment; or
- Any use that creates an increased attraction for wildlife, particularly large flocks of birds, inconsistent with FAA rules and regulations, including FAA Order 5200.5A and FAA Advisory Circular 150/5200-33B and any successor or replacement orders or circulars.

AP-4 was not addressed in the application materials reviewed by staff. Staff recommends Condition 6 to confirm compliance prior to permit issuance.

Height Datum Reconciliation

The application materials reference a locally assumed site datum (103.08 feet) that the application reconciles only approximately to NAVD88 (noting the curb reference lies roughly 68 feet above the NAVD88 datum), and the FAA OE/AAA Pre-Screening Tool submission's 84-foot structure height figure has not been confirmed against the as-designed top of the rooftop mechanical screen. Staff

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recommends Condition 3 to resolve both items prior to permit issuance, since the AP-3 prong-1 and prong-2 showings both depend on an accurate, common height reference.

Real Estate Disclosure

The project site is located within the Airport Influence Area of SFO (Area B), the real estate disclosure area. Pursuant to Policy IP-1, notification is required, prior to sale or lease of property located within the AIA, of the proximity of the airport and that the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations. Staff recommends Condition 4 to ensure consistency with this provision.

Equity Impacts and Considerations

The C/CAG Board of Directors is the designated Airport Land Use Commission for San Mateo County, mandated by State law to develop and administer ALUCPs for each airport in its jurisdiction. The overall purpose of ALUCP policies and procedures, and the companion ALUCP consistency review process, is to minimize the public's exposure to excessive noise and safety hazards while providing for the orderly expansion of airports. This planning effort applies to all areas located within the Airport Influence Area (AIA).

ATTACHMENTS

- 1) Application materials, project description, and plan set excerpts
 - a) Proposed DSP Amendment: Table 3-2 redline (Height, CAC district)
 - b) SFO Airport Influence Area B map (ALUCP Exhibit IV-2) with project site identified
 - c) FAA OE/AAA Pre-Screening Tool result (no FAA notice required)
 - d) Downtown Specific Plan zoning map, with Chapin Avenue Commercial (CAC) zoning district.
 - e) Chapin Project Plans, including ALTA/NSPS Land Title Survey, 1430 Chapin Avenue (Luk & Associates, Nov. 2021)
- 2) SFO ALUCP Exhibit IV-6 – Noise Compatibility Zones
- 3) SFO ALUCP Exhibit IV-8 – Safety Compatibility Zones
- 4) SFO ALUCP Exhibits IV-17/18 – Critical Aeronautical Surfaces (NW/SE sides) — site-specific reading pending; see flagged data gap above
- 5) Related Memorandums provided by the City of Burlingame
- 6) DRAFT Resolution 26-52 and exhibit A



APPLICATION FOR LAND USE CONSISTENCY DETERMINATION
San Mateo County Airport Land Use Commission
C/CAG ALUC

APPLICANT INFORMATION

Agency:

Project Name:

Address:

APN:

City:

State:

ZIP Code:

Staff Contact:

Phone:

Email:

PROJECT DESCRIPTION

REQUIRED PROJECT INFORMATION

For General Plan, Specific Plan or Zoning Amendments and/or Development Projects

A copy of the relevant amended sections, maps, etc., together with a detailed description of the proposed changes, sufficient to provide the following:

1. Adequate information to establish the relationship of the project to the three areas of Airport Land Use compatibility concern (ex. a summary of existing or proposed planning documents and/or project development materials describing how ALUCP compatibility issues are addressed):
 - a) Noise: Location of project/plan area in relation to the noise contours identified in the applicable ALUCP.
 - Identify any relevant citations/discussion included in the project addressing compliance with ALUCP noise policies.
 - b) Safety: Location of project/plan area in relation to the safety zones identified in the applicable ALUCP.
 - Include any relevant citations/discussion included in the project/plan addressing compliance with ALUCP safety policies.
 - c) Airspace Protection:
 - Include relevant citations/discussion of allowable heights in relation to the protected airspace, as well as addressment of any land uses that may cause visual, electronic, navigational, or wildlife hazards, particularly bird strike hazards.

- If applicable, identify how property owners are advised of the need to submit Form 7460-1, *Notice of Proposed /Construction or Alteration* with the FAA.
2. Real Estate Disclosure requirements related to airport proximity.
 3. Any related environmental documentation.
 4. Other documentation as may be required (ex. related local jurisdiction staff reports, etc.)

Additional information required for development projects:

- a) Plan set
- b) Latitude and longitude of development site
- c) Building height(s) relative to mean sea level (msl)

ALUCP Plans can be accessed at <https://ccag.ca.gov/programs/airport-land-use/>

(Please contact C/CAG staff at ALUC@smcgov.org with any questions.)

<i>For C/CAG Staff Use Only</i>
<i>Date Application Received</i>
<i>Date Application Deemed Complete</i>
<i>Tentative Hearing Dates:</i>
- <i>Airport Land Use Committee</i>
- <i>C/CAG ALUC</i>

CHAPIN, 1430 Chapin Avenue, Burlingame

Application for Land Use Consistency Determination: Exhibits

San Mateo County Airport Land Use Commission (C/CAG ALUC), SFO ALUCP
Downtown Specific Plan Amendment: Table 3-2, Chapin Avenue Commercial (CAC) District

July 31, 2026

Contents (memos provided separately in Word)

Attachment 1. Proposed DSP Amendment: Table 3-2 redline (Height, CAC district)

Attachment 2. SFO Airport Influence Area B map (ALUCP Exhibit IV-2) with project site identified

Attachment 3. FAA OE/AAA Pre-Screening Tool result (no FAA notice required)

Attachment 4. Downtown Specific Plan zoning map, with Chapin Avenue Commercial (CAC) zoning district.

Attachment 5. Chapin Project Plans, including ALTA/NSPS Land Title Survey, 1430 Chapin Avenue (Luk & Associates, Nov. 2021)

link to Chapin Project IS/MND (SCH No. 2026071049),

link to full current Downtown Specific Plan (effective July 15, 2026), Ordinance 2050. New Laws section.

Prepared by developURBAN for submittal by the City of Burlingame (Erika Lewit, Senior Planner)

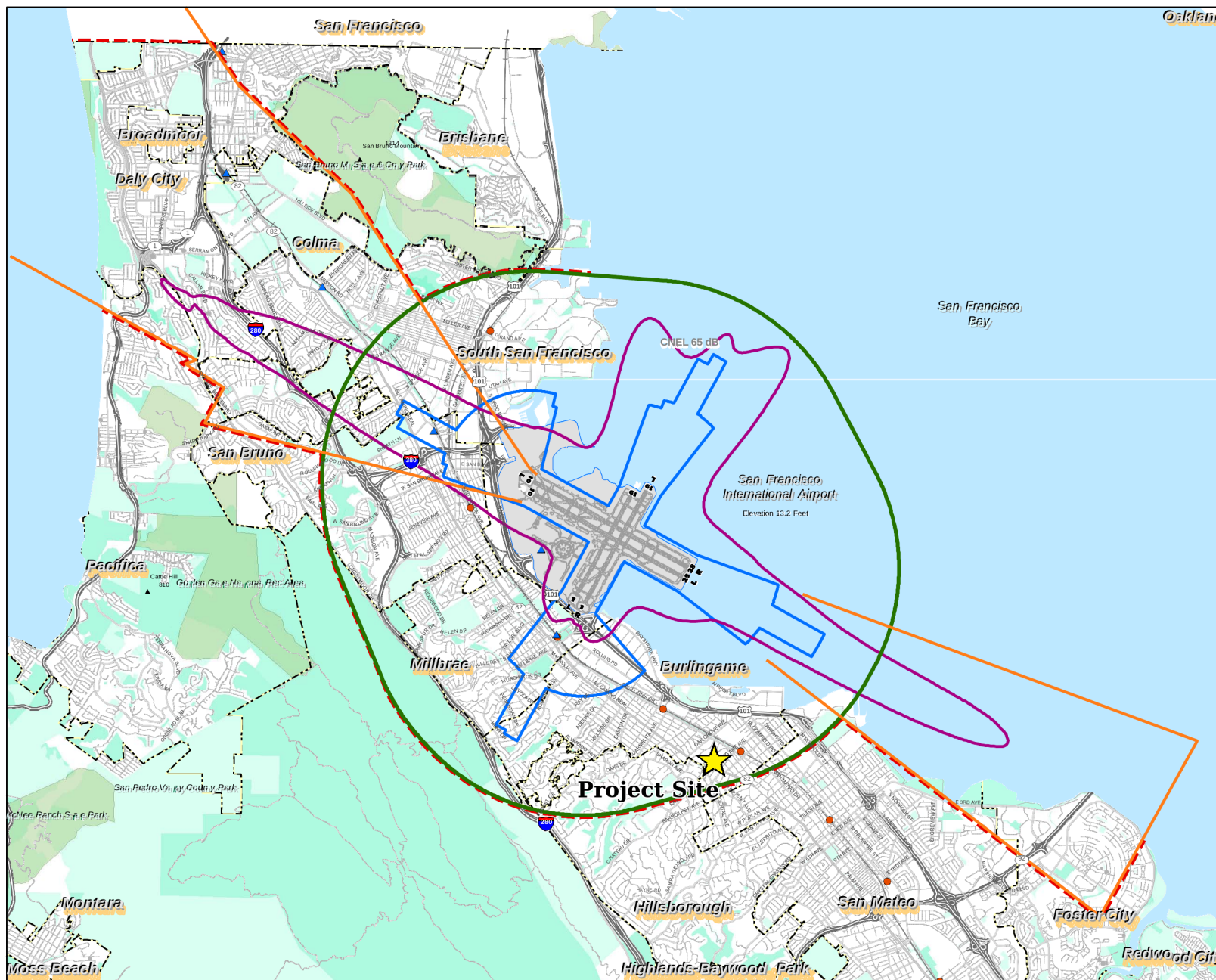
3.5 DEVELOPMENT STANDARDS

Table 3-2 summarizes the principal development standards for each planning area. Design standards and guidelines are further described in Chapter 5 Urban Design & Character.

35 ft.
(75 ft. with SP)

Table 3-2: Development Standards

Development Standards	BAC	BMU	CAC	CAR	CMU	DAC	HMU	MMU	Additional Regulations
Height – Maximum	35 ft. (55 ft. with SP)	35 ft. (55 ft. with SP)	35 ft. (55 ft. with SP)	35 ft. (55 ft. with SP)	35 ft. (45 ft. with SP)	35 ft. (55 ft. with SP)	55 ft.	35 ft. (45 ft. with SP)	Architectural features exceeding maximum building height allowed with a Special Permit (See Section 3.5.1).
Density – Maximum	--	60 du/acre	--	60 du/acre	60 du/acre	--	60 du/acre	60 du/acre	
Floor Area Ratio – Maximum	--	--	--	--	--	--	--	--	For parcels within the DTOD Overlay, see Section 3.5.2.
Ground Floor Ceiling Height - Minimum	15 ft.	--	15 ft.	15 ft.	--	15 ft.	15 ft.	--	
Minimum Setbacks									
Front Setback - Minimum	--	10 ft.	--	--	--	--	--	10 ft.	
Front Build-To Line	0 feet	--	0-10 feet	0 feet	0 feet	0-10 feet	0 feet	--	
El Camino Real – Minimum Frontage, Street Side, or Rear	15 ft.	15 ft.	15 ft.	N/A	N/A	N/A	15 ft.	N/A	
Side-Interior	--	--	--	--	--	--	--	--	In CMU, if adjacent to existing residential, see Edge Conditions requirement below.
Side-Street	--	--	10 ft.	--	5 ft. min	--	--	10 ft.	
Rear	--	20 ft.	1 st story: 0 ft. Upper stories: 20 ft.	1 st story: 0 ft. Upper stories: 20 ft.	1 st and 2 nd stories: 15 ft. 3 rd story and above: 20 ft.	1 st story: 0 ft. Upper stories: 20 ft.	1 st story: 0 ft. Upper stories: 20 ft.	20 ft.	In BMU, CAC, CAR, DAC and HMU Districts, rear setback requirement shall apply only when there is an existing residential use on the abutting rear property line.
Edge Conditions		R-3/R-4 upper story side setback standards (see BMC Section 25.10.055.C) shall apply to property line(s) with an existing residential use on the abutting property.							Does not apply to the BAC zone
Lot Coverage – Maximum	--	75%	--	--	--	--	--	75%	
Lot Dimensions – Minimum									
Size		5,000 sq. ft.							
Width at street frontage		50 ft.							



- LEGEND**
- Boundary for Airport Influence Area B
 - Outer Boundary of Safety Zones
 - CNEL Contour, 2020 Forecast
 - 14 CFR Part 77 Conical Surface
 - Outer Boundary of TERPS Approach and OEI Departure Surfaces
 - Airport Property
 - ▲ BART Station
 - CALTRAIN Station
 - Municipal Boundary
 - Railroad
 - Freeway
 - Road
 - Local Park, Golf Course, Cemetery
 - Regional Park or Recreation Area
 - Open Space

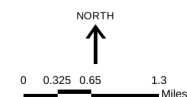
Sources:

100:1 FAA Notification Zone: Ricondo & Associates, Inc. and Jacobs Consultancy, based on 14 CFR Part 77, Subpart B, Section 77.9.

Outer Boundary of TERPS Approach and OEI Departure Surfaces: San Francisco International Airport, Jacobs Consultancy, and Planning Technology Inc., 2009

Safety Compatibility Zones: Jacobs Consultancy Team, 2009; Ricondo & Associates, Inc., 2011

Noise Contour: URS Corporation and BridgeNet International. Draft Environmental Assessment, San Francisco International Airport Proposed Runway Safety Area Program, June 2011



Attachment 4

FAA OE/AAA Pre-Screening Tool — Airspace Analysis Result

CHAPIN — 1430 Chapin Avenue, Burlingame, CA (APN 029-121-440)

Run 7/27/2026 | Four corner points of site | Structure: Building, 84 ft AGL to top of rooftop screen

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Pre-Screening Tool

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Obstruction Evaluation/Airport Airspace Analysis (OE/AAA)

Login

Version 2026-MAY.1

Effective 6/15/2026, the FAA will disable OE/AAA Helpdesk phone support but will continue to provide professional support via email at oeaaa-helpdesk@faa.gov (note new email address). Please review the User Guides in the OE/AAA Library and on-screen instructions to try to resolve issues before requesting assistance from the help desk.

Pre-Screening Tool

Use this tool to pre-screen your structure to determine if your proposed construction or alteration project requires notice to FAA. Select structure type and enter the point information to run the Pre-Screening Tool.

Structure Type

Building

☐ On Airport

☐ This structure is a frequency emitter

Latitude	Longitude	Datum	Height	Site Elevation
✓ 37-34-42.38	N 122-21-03.44	W WGS 84	84	32
✓ 37-34-42.38	N 122-21-00.94	W WGS 84	84	34
✓ 37-34-40.40	N 122-21-00.94	W WGS 84	84	36
✓ 37-34-40.40	N 122-21-03.44	W WGS 84	84	33

Find Coordinates by Address

Based on the information you provided, you are not required to file notice with the FAA.

Clear

Submit

Print

Show Obstacles

Shown obstacles [of interest to aviation] display once a location point is set on the map.

1430 chapin ave burlingame ca

Address 1430 Chapin Ave, Burlingame, California, 94010

Location 37 34 41.54N, 122 21 02.16W

Elevation (ft) undefined

remove

FAA Home

FAA Privacy Policy

FAA Web Policies & Notices

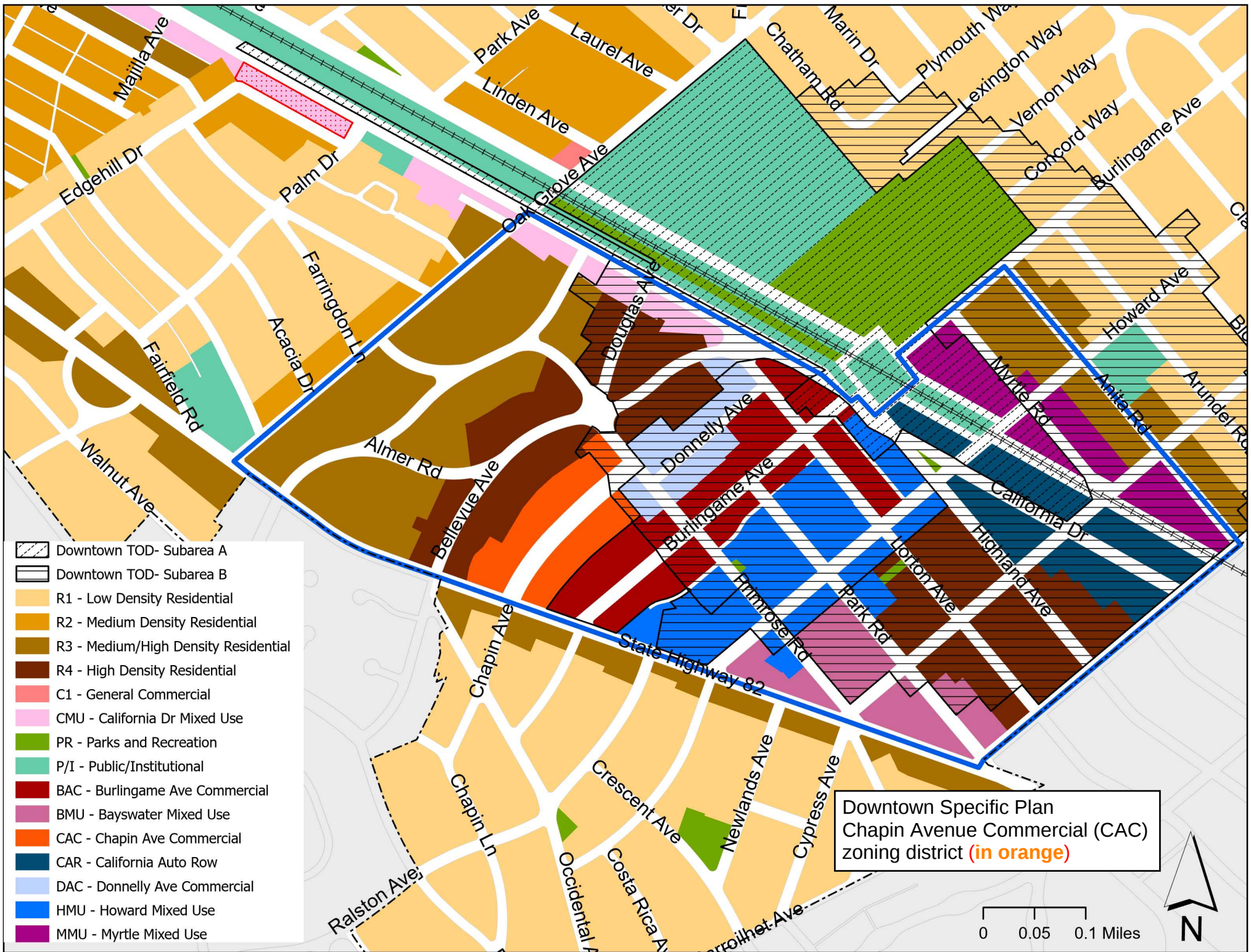
FAA FOIA

Contact Us

Inputs: WGS84 corner coordinates centered on 37° 34' 41.39" N, 122° 21' 02.19" W (Fusco Engineering, 7/27/26); site elevations 32–36 ft AMSL per USGS (FAA-provided); structure height 84 ft above ground (75-ft building + rooftop mechanical screen); top of structure approximately 122 ft above mean sea level.

Result: “Based on the information you provided, you are not required

Source: FAA Obstruction Evaluation / Airport Airspace Analysis (OE/AAA) Pre-Screening Tool, oeaaa.faa.gov



TITLE REPORT

THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY FIDELITY NATIONAL TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 991-3069824-409, DATED AS OF JUNE 21, 2021, AT 7:30 AM, REFERRED TO HEREON AS THE "PTR".

TITLE TO SAID ESTATE IS VESTED IN:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, SUCCESSOR TO AND WHICH ACQUIRED TITLE AS PALO ALTO-SALINAS SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION

ESTATE/INTEREST IN THE LAND IS:

A FEE

LEGAL DESCRIPTION

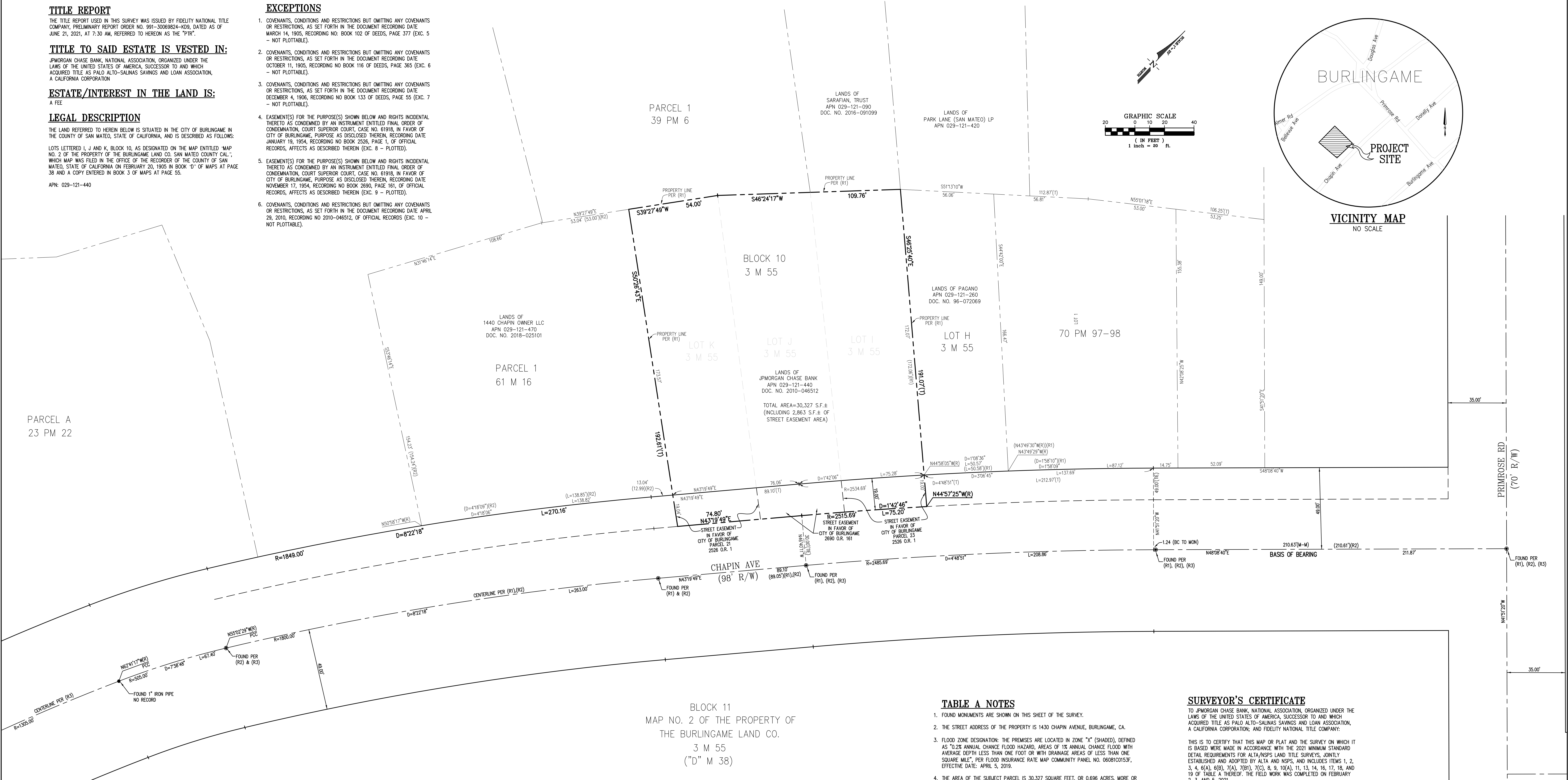
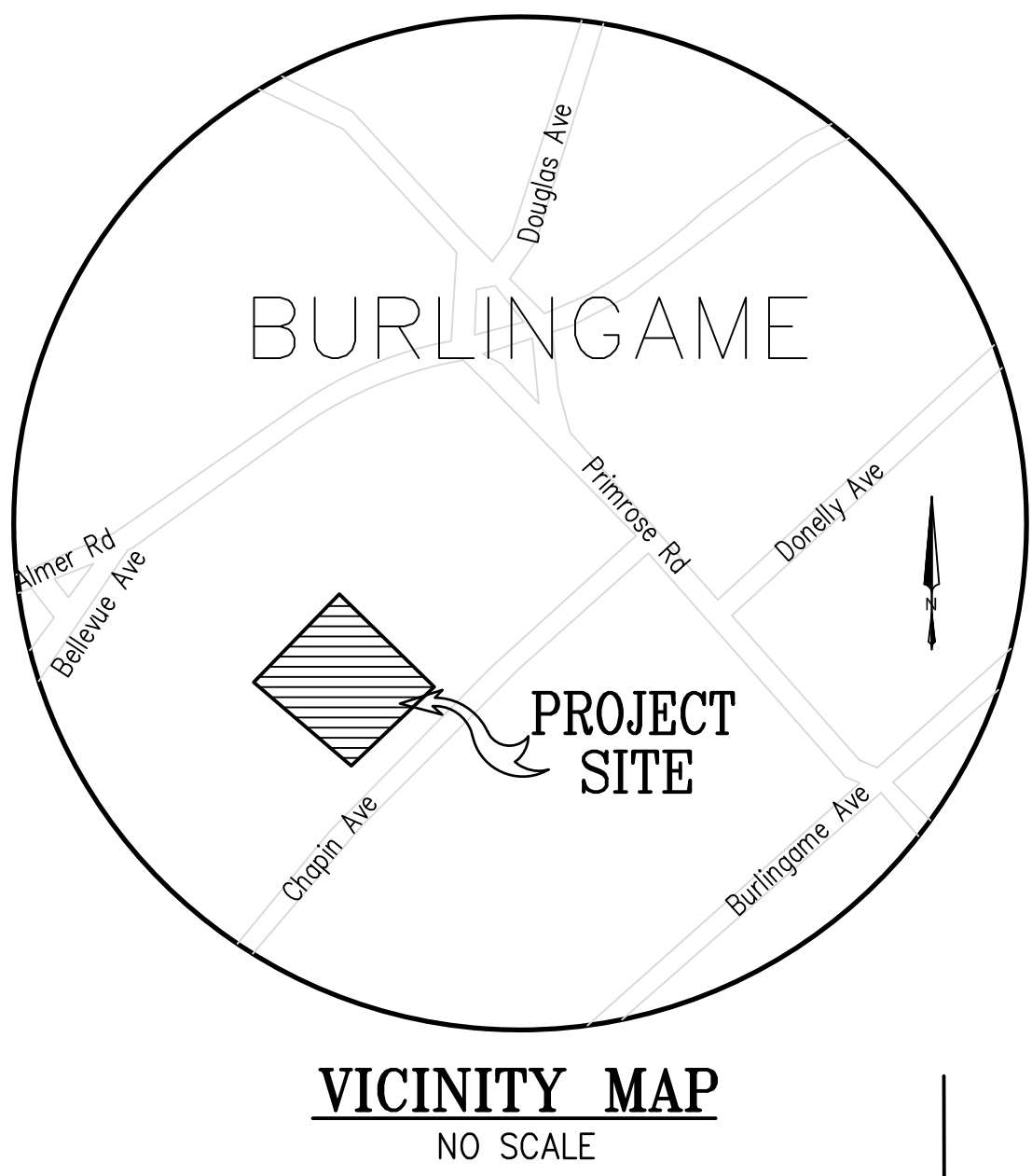
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BURLINGAME IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS LETTERED I, J AND K, BLOCK 10, AS DESIGNATED ON THE MAP ENTITLED "MAP NO. 2 OF THE PROPERTY OF THE BURLINGAME LAND CO. SAN MATEO COUNTY CAL.", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON FEBRUARY 20, 1905 IN BOOK "D" OF MAPS AT PAGE 38 AND A COPY ENTERED IN BOOK 3 OF MAPS AT PAGE 55.

APN: 029-121-440

EXCEPTIONS

- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, AS SET FORTH IN THE DOCUMENT RECORDING DATE MARCH 14, 1905, RECORDING NO. BOOK 102 OF DEEDS, PAGE 377 (EXC. 5 - NOT PLOTTABLE).
- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, AS SET FORTH IN THE DOCUMENT RECORDING DATE OCTOBER 11, 1905, RECORDING NO. BOOK 116 OF DEEDS, PAGE 365 (EXC. 6 - NOT PLOTTABLE).
- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, AS SET FORTH IN THE DOCUMENT RECORDING DATE DECEMBER 4, 1906, RECORDING NO. BOOK 133 OF DEEDS, PAGE 55 (EXC. 7 - NOT PLOTTABLE).
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT ENTITLED FINAL ORDER OF CONDEMNATION, COURT SUPERIOR COURT, CASE NO. 61918, IN FAVOR OF CITY OF BURLINGAME, PURPOSE AS DISCLOSED THEREIN, RECORDING DATE JANUARY 19, 1954, RECORDING NO. BOOK 2226, PAGE 1, OF OFFICIAL RECORDS, AFFECTS AS DESCRIBED THEREIN (EXC. 8 - PLOTTED).
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT ENTITLED FINAL ORDER OF CONDEMNATION, COURT SUPERIOR COURT, CASE NO. 61918, IN FAVOR OF CITY OF BURLINGAME, PURPOSE AS DISCLOSED THEREIN, RECORDING DATE NOVEMBER 17, 1954, RECORDING NO. BOOK 2690, PAGE 161, OF OFFICIAL RECORDS, AFFECTS AS DESCRIBED THEREIN (EXC. 9 - PLOTTED).
- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, AS SET FORTH IN THE DOCUMENT RECORDING DATE APRIL 29, 2010, RECORDING NO. 2010-046512, OF OFFICIAL RECORDS (EXC. 10 - NOT PLOTTABLE).



LEGEND

- BOUNDARY OF SUBJECT PROPERTY
- - - RIGHT OF WAY LINE
- - - INTERIOR PROPERTY LINE
- - - CENTERLINE
- - - OLD LOT LINE
- - - TIE LINE
- FOUND MONUMENT AS NOTED
- ⊙ FOUND CITY MONUMENT AS NOTED
- PM PARCEL MAPS
- (BC TO MON) BEGINNING OF CURVE TO MONUMENT
- (M-M) MONUMENT TO MONUMENT
- (T) TOTAL
- O.R. OFFICIAL RECORDS
- DOC. NO. DOCUMENT NUMBER
- PCC POINT OF COMPOUND CURVATURE
- (R) RADIAL BEARING
- (89.05') RECORD DATA
- (R1) RECORD REFERENCE
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- ± MORE OR LESS

REFERENCES

- (R1) PARCEL MAP, FILED NOVEMBER 17, 1998 IN BOOK 70 OF PARCEL MAPS, AT PAGES 97 AND 98, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.
- (R2) PARCEL MAP, FILED AUGUST 24, 1998 IN BOOK 61 OF PARCEL MAPS, AT PAGE 16, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.
- (R3) PARCEL MAP 06-04, FILED JUNE 7, 2007 IN BOOK 77 OF PARCEL MAPS, AT PAGES 64 AND 65, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS TAKEN FROM THE TWO FOUND CITY MONUMENTS ALONG CHAPIN AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED NOVEMBER 17, 1998 IN BOOK 70 OF PARCEL MAPS, AT PAGES 97 AND 98, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA. TAKEN AS NORTH 48°08'40" EAST.

NOTES

- EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON PER THE PTR. OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
- DATE OF FIELD SURVEY: OCTOBER 5 AND 13, 2021 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
- THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
- UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAINS: CITY OF BURLINGAME
SANITARY SEWER: CITY OF BURLINGAME
WATER: CITY OF BURLINGAME
ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
NATURAL GAS: PACIFIC GAS & ELECTRIC CO.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- THE SUBJECT PROPERTY ABUTS AND HAS DIRECT ACCESS TO AND FROM CHAPIN AVENUE, A PUBLIC RIGHT OF WAY.
- THERE ARE NO WETLAND AREAS IN THE SUBJECT PROPERTY.
- THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE TITLE REPORT.

TABLE A NOTES

- FOUND MONUMENTS ARE SHOWN ON THIS SHEET OF THE SURVEY.
- THE STREET ADDRESS OF THE PROPERTY IS 1430 CHAPIN AVENUE, BURLINGAME, CA.
- FLOOD ZONE DESIGNATION: THE PREMISES ARE LOCATED IN ZONE "X" (SHADED), DEFINED AS "0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE". PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 060801C0153F, EFFECTIVE DATE: APRIL 5, 2019.
- THE AREA OF THE SUBJECT PARCEL IS 30,327 SQUARE FEET, OR 0.696 ACRES, MORE OR LESS.
- (A/B) ZONING REQUIREMENTS: PER THE CITY OF BURLINGAME PLANNING DEPARTMENT, THE PROPERTY IS ZONED "CAC" DEFINED AS CHAPIN AVENUE COMMERCIAL DISTRICT. REFERENCE IS MADE HERE TO THE CITY OF BURLINGAME ZONING CODE, CHAPTER 25.37 REGARDING PROPERTY DEVELOPMENT STANDARDS, MINIMUM YARDS, BUILDING HEIGHT LIMITATION, BUILDING SETBACK AND PARKING REQUIREMENTS ARE AS FOLLOWS:
MINIMUM FRONT YARD: NONE REQUIRED
MINIMUM SIDE YARD: NONE REQUIRED
MINIMUM REAR YARD: NONE REQUIRED
MAXIMUM HEIGHT: 55 FEET
PARKING REQUIREMENTS: 1 SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA.
- (A/B)(C) EXTERIOR DIMENSIONS AND SQUARE FOOTAGE AT GROUND LEVEL AND NUMBER OF STORES ARE SHOWN ON SHEET 2 OF THE SURVEY.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN ON SHEET 2.
- THERE ARE 14 REGULAR PARKING SPACES AND 2 ACCESSIBLE SPACES FOR A TOTAL OF 16 PARKING SPACES ON THE SUBJECT PROPERTY.
- THERE IS NO DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
- (A) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLAN OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT ARE SHOWN ON SHEET 2 OF THE SURVEY.
- NAMES OF ADJOINING OWNERS OF PLATTED LANDS ARE SHOWN ON THIS SHEET OF THE SURVEY.
- DISTANCES TO THE NEAREST INTERSECTING STREETS ARE SHOWN ON THIS SHEET.
- THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE ARE NO OFFSITE EASEMENTS TO THE SUBJECT PROPERTY.
- PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$2,000,000 IS HELD BY THE SURVEYOR.

SURVEYOR'S CERTIFICATE

TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, SUCCESSOR TO AND WHICH ACQUIRED TITLE AS PALO ALTO-SALINAS SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION; AND FIDELITY NATIONAL TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 2, 3, AND 5, 2021.

JACQUELINE LUK P.L.S. 8934
FOR LUK & ASSOCIATES, INC.

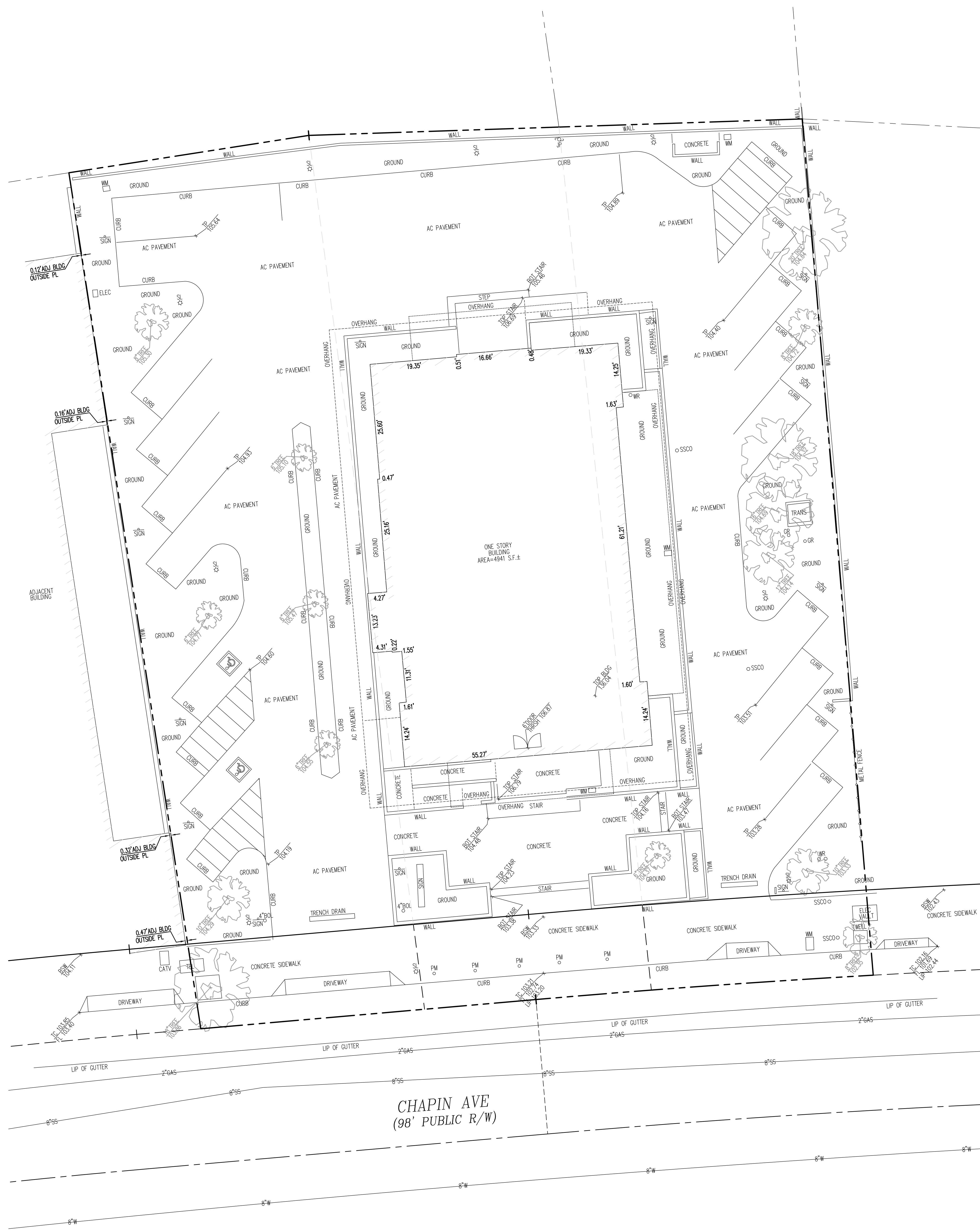
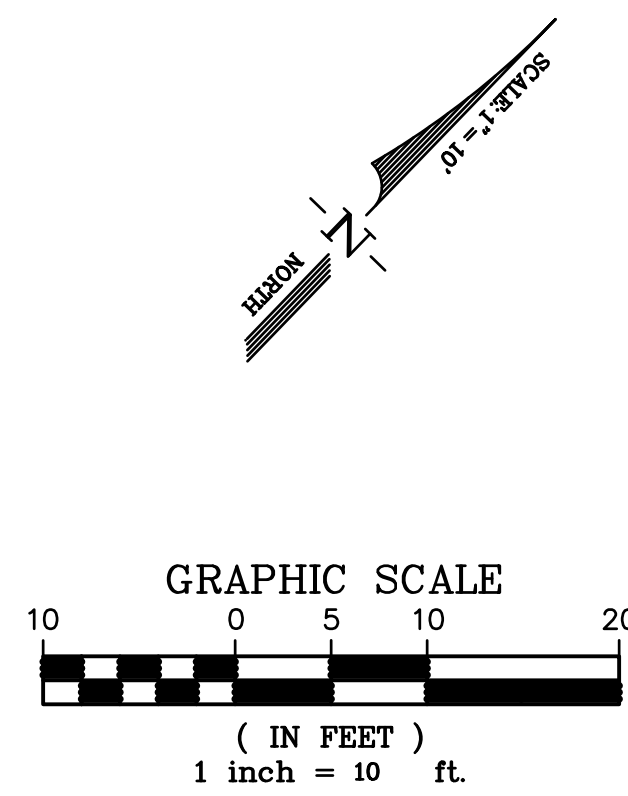
DATE NOVEMBER 1, 2021



ALTA/NSPS
LAND TITLE SURVEY

1430 CHAPIN AVENUE
CITY OF BURLINGAME, SAN MATEO COUNTY, CALIFORNIA
NOVEMBER 2021

PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388



LEGEND	
SYMBOLS	DESCRIPTION
---	BOUNDARY - SUBJECT PROPERTY
---	RIGHT-OF-WAY LINE
---	INTERIOR PROPERTY LINE
---	EASEMENT LINE
---	OLD LOT LINE
---	TIE LINE
---	CENTERLINE
SS	SANITARY SEWER
W	WATER LINE
GAS	GAS LINE
---	BUILDING LINE
ELEC	ELECTRIC BOX
BOL	BOLLARD
CATV	CABLE AND TELEVISION
ELEC VAULT	ELECTRIC VAULT
TWELL	TREE WELL
SSCO	SANITARY SEWER CLEAN OUT
WM	WATER METER
SL	STREET LIGHT
WR	WATER RISER
PM	PARKING METER
TRANS	TRANSFORMER
BSW	BACK OF SIDEWALK ELEVATION
X 65.60	UP OF GUTTER ELEVATION
UP	TOP OF CURB ELEVATION
TC	TOP OF PAVEMENT ELEVATION
TP	THRESHOLD ELEVATION
THRESH	TOP OF STAIR ELEVATION
TOP STAIR	BOTTOM OF STAIR ELEVATION
BOT STAIR	TOP OF BUILDING ELEVATION
TOP BLDG	TREE

ALTA/NSPS
LAND TITLE SURVEY
OF
1430 CHAPIN AVENUE
CITY OF BURLINGAME, SAN MATEO COUNTY, CALIFORNIA
NOVEMBER 2021
PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

Chapin
Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

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4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Holmes
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

STAMP

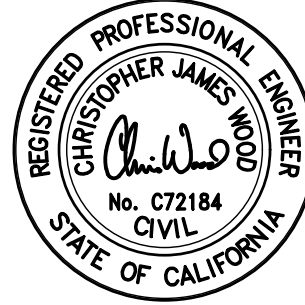
NOT FOR CONSTRUCTION

REVISIONS

Luk and Associates

Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388

Seal:



PHASE

Schematic Design/ Entitlements

PHASE DATE

07-01-2024

Scale: 1" = 10'

Job No.: 21215A10

Drawing No.: MASTER-21215A10

Drawn By: C.W.

Checked By: J.L.

Plot Date: 2026-03-26

Title:

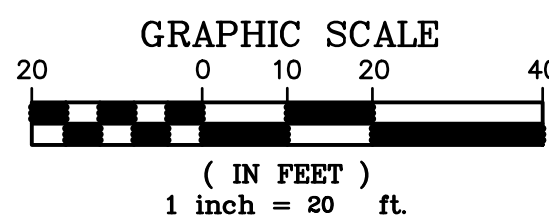
BOUNDARY SURVEY
(SEE A.L.T.A.)

Sheet No.:

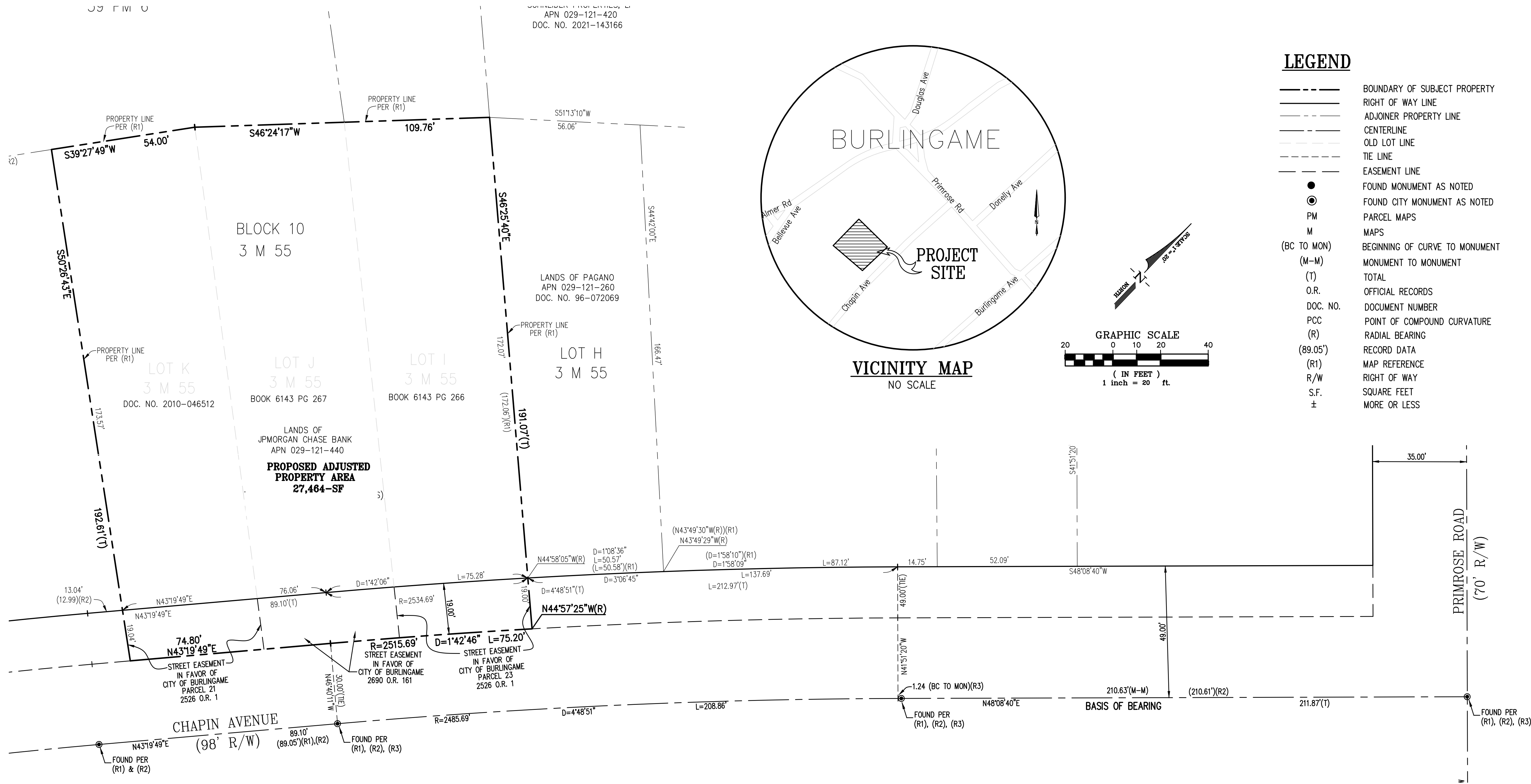
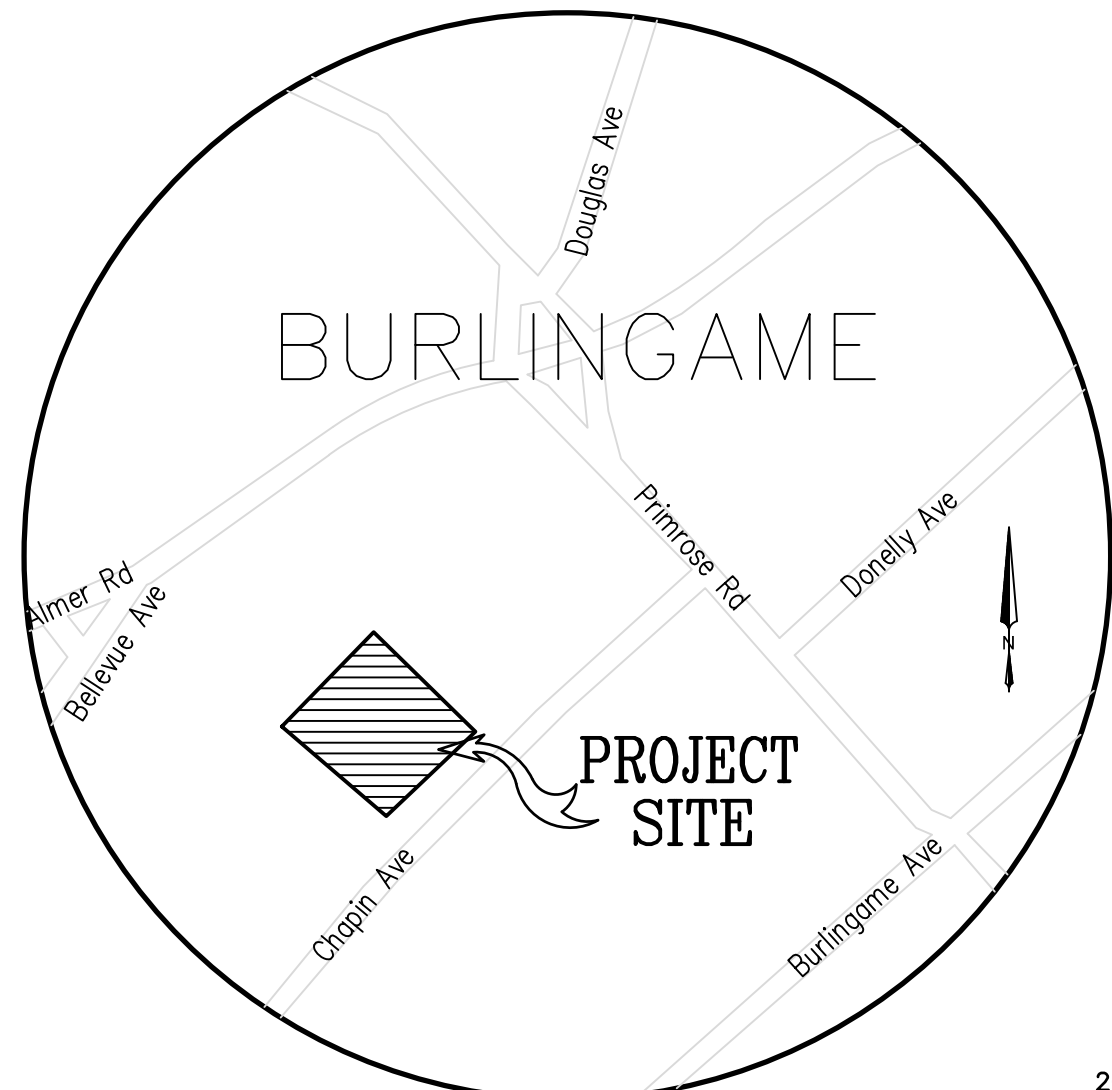
C3.01

LEGEND

- BOUNDARY OF SUBJECT PROPERTY
- RIGHT OF WAY LINE
- ADJOINER PROPERTY LINE
- CENTERLINE
- OLD LOT LINE
- TIE LINE
- EASEMENT LINE
- FOUND MONUMENT AS NOTED
- FOUND CITY MONUMENT AS NOTED
- PARCEL MAPS
- M
- PM
- (BC TO MON)
- (M-M)
- (T)
- O.R.
- DOC. NO.
- PCC
- (R)
- (89.05')
- (R1)
- R/W
- S.F.
- ±



VICINITY MAP
NO SCALE



TITLE REPORT

THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY FIDELITY NATIONAL TITLE COMPANY, PRELIMINARY REPORT ORDER NO. FBDO-102100222-JJ, DATED AS OF APRIL 22, 2022, AT 7:30 AM, REFERRED TO HEREON AS THE "PTR".

TITLE TO SAID ESTATE IS VESTED IN:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, SUCCESSOR TO AND WHICH ACQUIRED TITLE AS PALO ALTO-SALINAS SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION

ESTATE/INTEREST IN THE LAND IS:

A FEE

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BURLINGAME IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS LETTERED I, J AND K, BLOCK 10, AS DESIGNATED ON THE MAP ENTITLED "MAP NO. 2 OF THE PROPERTY OF THE BURLINGAME LAND CO. SAN MATEO COUNTY CAL.", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON FEBRUARY 20, 1905 IN BOOK "D" OF MAPS AT PAGE 38 AND A COPY ENTERED IN BOOK 3 OF MAPS AT PAGE 55.

APN: 029-121-440

EXCEPTIONS

- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, AS SET FORTH IN THE DOCUMENT RECORDING DATE MARCH 14, 1905, RECORDING NO: BOOK 102 OF DEEDS, PAGE 377 (PTR EXC. 5 - NOT PLOTTABLE).
- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, AS SET FORTH IN THE DOCUMENT RECORDING DATE OCTOBER 11, 1905, RECORDING NO BOOK 116 OF DEEDS, PAGE 365 (PTR EXC. 6 - NOT PLOTTABLE).
- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, AS SET FORTH IN THE DOCUMENT RECORDING DATE DECEMBER 4, 1906, RECORDING NO BOOK 133 OF DEEDS, PAGE 55 PTR (PTR EXC. 7 - NOT PLOTTABLE).
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT ENTITLED FINAL ORDER OF CONDEMNATION, COURT SUPERIOR COURT, CASE NO. 61918, IN FAVOR OF CITY OF BURLINGAME, PURPOSE AS DISCLOSED THEREIN, RECORDING DATE JANUARY 19, 1954, RECORDING NO BOOK 2526, PAGE 1, OF OFFICIAL RECORDS, AFFECTS AS DESCRIBED THEREIN (PTR EXC. 8 - PLOTTED).
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT ENTITLED FINAL ORDER OF CONDEMNATION, COURT SUPERIOR COURT, CASE NO. 61918, IN FAVOR OF CITY OF BURLINGAME, PURPOSE AS DISCLOSED THEREIN, RECORDING DATE NOVEMBER 17, 1954, RECORDING NO BOOK 2680, PAGE 161, OF OFFICIAL RECORDS, AFFECTS AS DESCRIBED THEREIN (PTR EXC. 9 - PLOTTED).
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED AGREEMENT, DATED MAY 2, 1973, EXECUTED BY R & S BUILDING CORPORATION AND NORTHERN CALIFORNIA SAVINGS AND LOAN ASSOCIATION, RECORDING DATE JUNE 4, 1973, RECORDING NO. 40837AG, VOLUME 8403, PAGE 146, OF OFFICIAL RECORDS, REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS, THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION (PTR EXC. 10 - NOT PLOTTABLE).
- COVENANTS, CONDITIONS AND RESTRICTIONS, AS SET FORTH IN THE DOCUMENT RECORDING DATE APRIL 29, 2010, RECORDING NO. 2010-046512, OF OFFICIAL RECORDS (PTR EXC. 11 - NOT PLOTTABLE).

REFERENCES

(R1) PARCEL MAP, FILED NOVEMBER 17, 1998 IN BOOK 70 OF PARCEL MAPS, AT PAGES 97 AND 98, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

(R2) PARCEL MAP, FILED AUGUST 24, 1998 IN BOOK 61 OF PARCEL MAPS, AT PAGE 16, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

(R3) PARCEL MAP 06-04, FILED JUNE 7, 2007 IN BOOK 77 OF PARCEL MAPS, AT PAGES 64 AND 65, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS TAKEN FROM THE TWO FOUND CITY MONUMENTS ALONG CHAPIN AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED NOVEMBER 17, 1998 IN BOOK 70 OF PARCEL MAPS, AT PAGES 97 AND 98, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA. TAKEN AS NORTH 48°08'40" EAST.

NOTES

- EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON PER THE PTR. OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
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 - UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
 - STORM DRAINS: CITY OF BURLINGAME
 - SANITARY SEWER: CITY OF BURLINGAME
 - WATER: CITY OF BURLINGAME
 - ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
 - NATURAL GAS: PACIFIC GAS & ELECTRIC CO.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE SUBJECT PROPERTY ABUTS AND HAS DIRECT ACCESS TO AND FROM CHAPIN AVENUE, A PUBLIC RIGHT OF WAY.
- THERE ARE NO WETLAND AREAS IN THE SUBJECT PROPERTY.
- THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE TITLE REPORT.

SURVEYOR'S CERTIFICATE

TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, SUCCESSOR TO AND WHICH ACQUIRED TITLE AS PALO ALTO-SALINAS SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION; DEVELOPURBAN-5 LLC, A DELAWARE LIMITED LIABILITY COMPANY; ROCKWOOD CAPITAL, LLC; AND FIDELITY NATIONAL TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 2, 3, AND 5, 2021

JACQUELINE LUK
FOR LUK & ASSOCIATES, INC.

DATE MAY 20, 2022

P.L.S. 8934



1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

Thomas Robinson
4713 N. Albina Avenue,
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www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

**Structural Engineer: Holmes
Robin Landis**
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

**Fire Engineer: Holmes
Alyson Blair**
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

**Landscape Architecture: Jett
Sara Fallahi**
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer: developUrban
Neal Yung
333 S B St Suite 109
San Mateo CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

STAMP

NOT FOR CONSTRUCTION

REVISIONS

PHASE

Schematic Design/ Entitlements

DATE _____

07/13/2026

PROJECT NUMBER

275

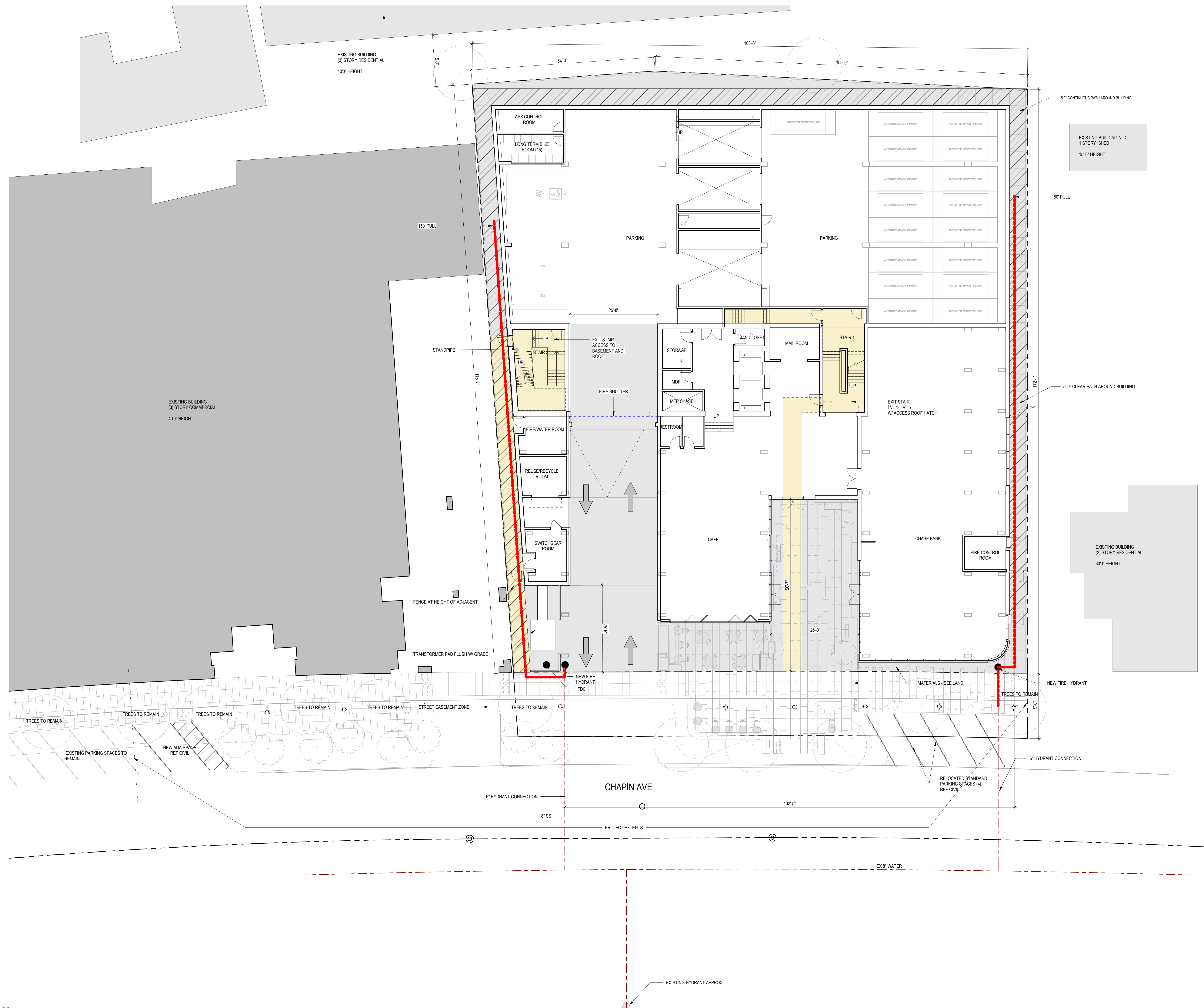
SCALE

$$3/32'' = 1'-0''$$

SHEET TITLE

SITE PLAN

A070



Chapin
Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

Thomas Robinson
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer: developUrban
Neal Yung
333 S B St Suite 109
San Mateo, CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

STAMP

NOT FOR CONSTRUCTION

REVISIONS

PHASE

Schematic Design/ Entitlements

DATE

07/13/2026

PROJECT NUMBER

275

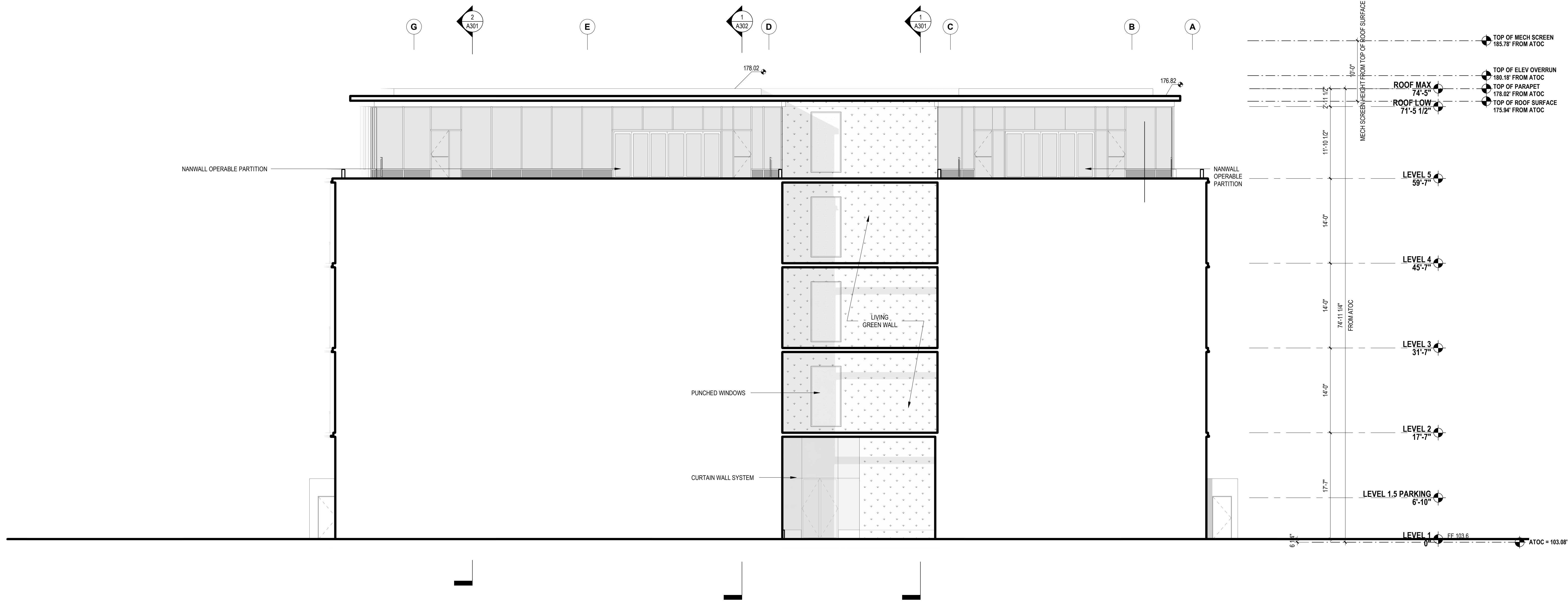
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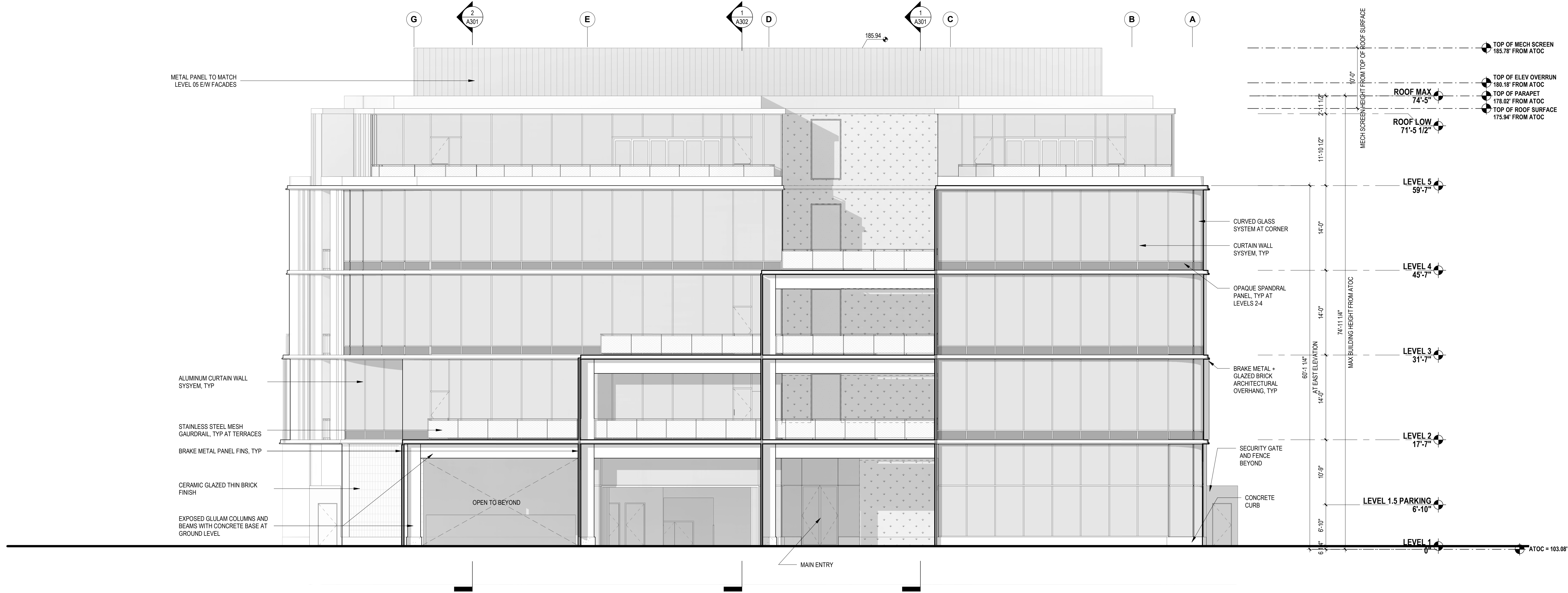
SHEET TITLE

EXTERIOR BUILDING
ELEVATIONS - SOUTH
(FRONT)

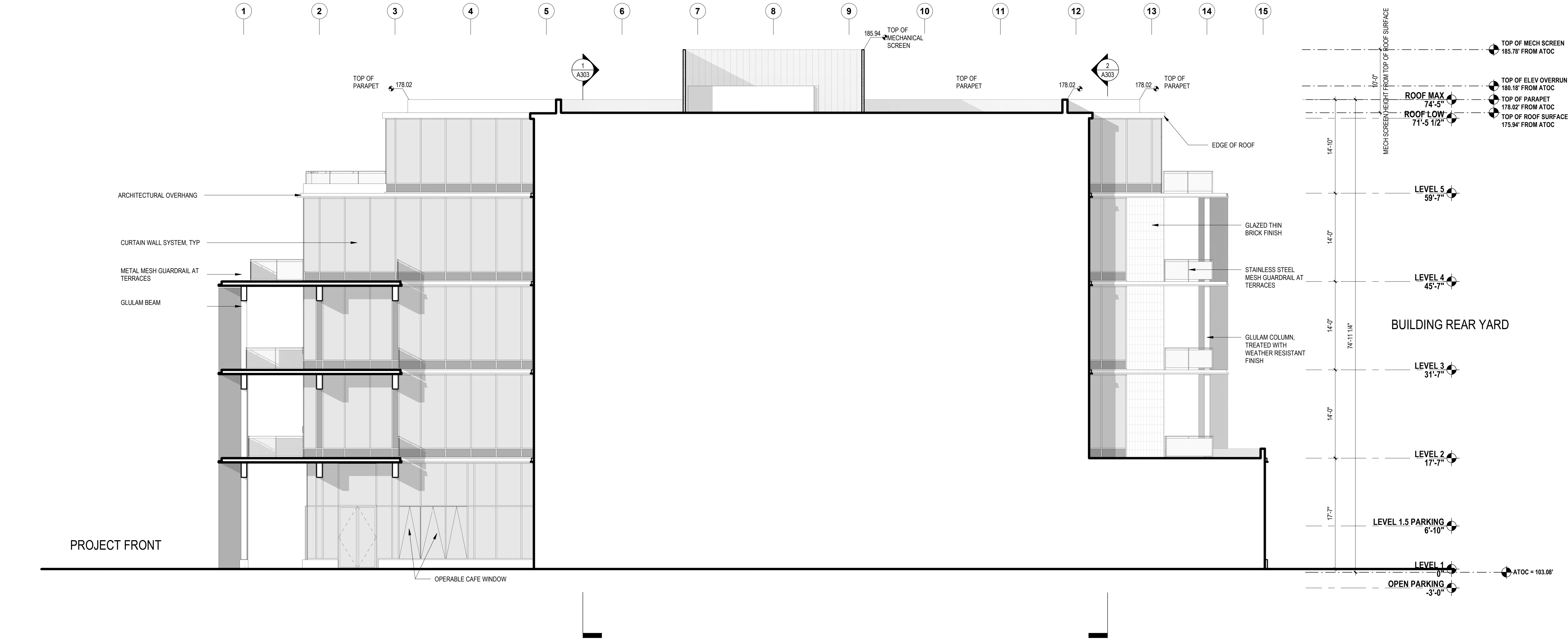
A203



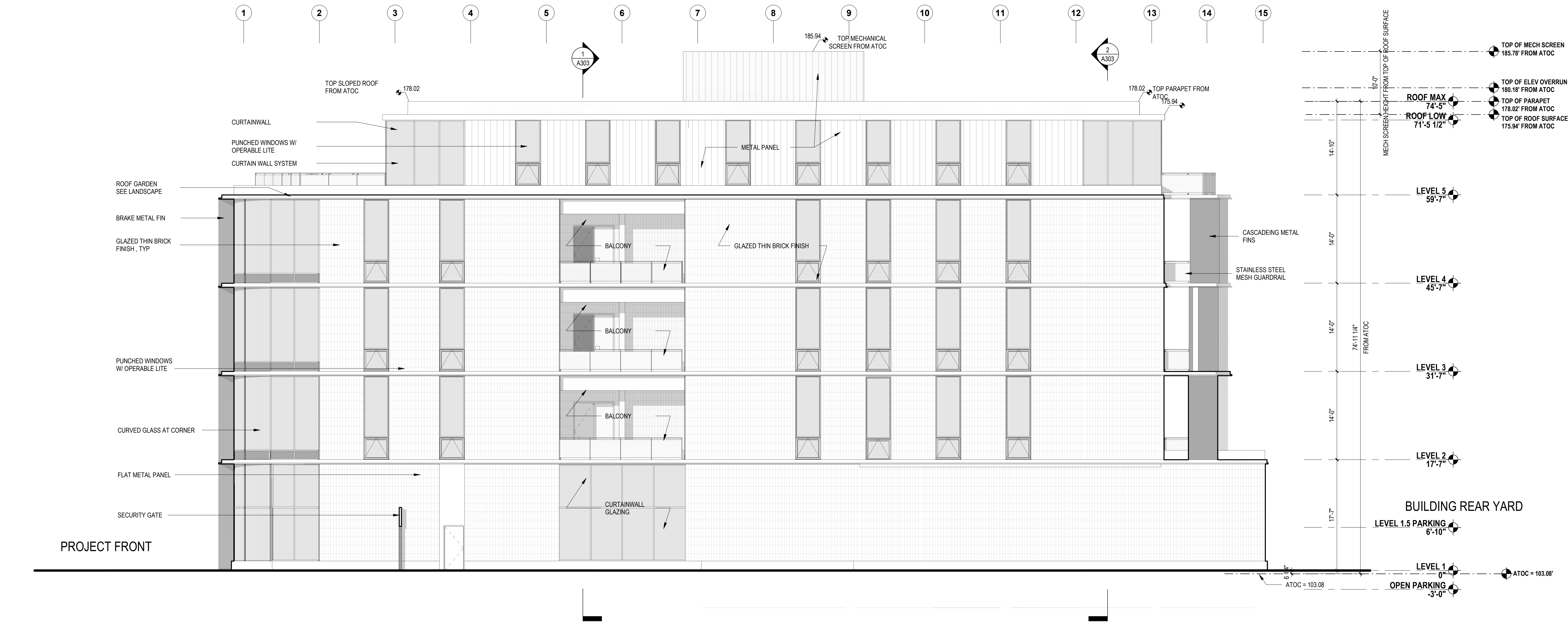
2 SOUTH BUILDING ELEVATION - FRONT ENTRY COURTYARD
A203 SCALE: 1/8" = 1'-0"



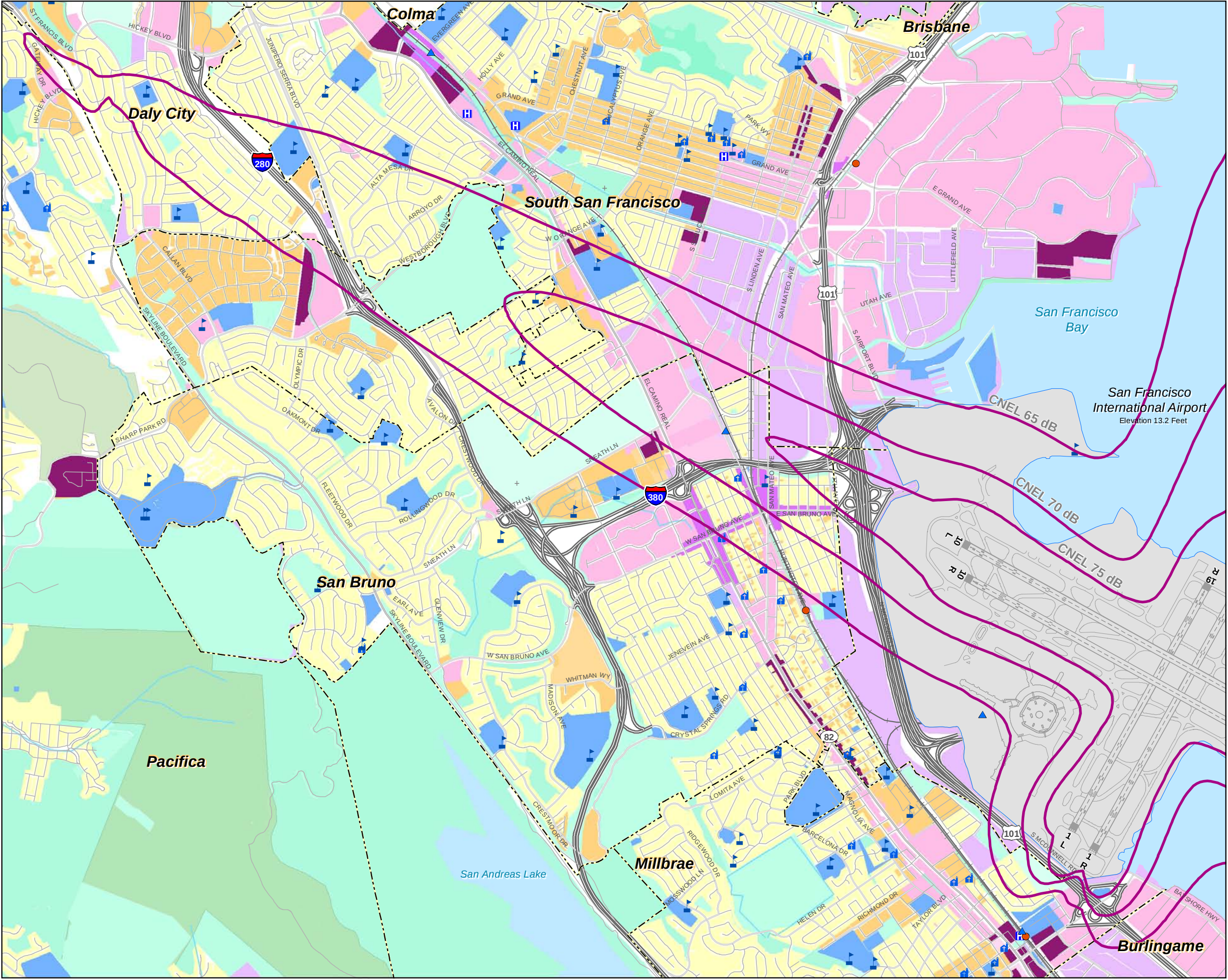
1 SOUTH BUILDING ELEVATION - FRONT
A203 SCALE: 1/8" = 1'-0"



2
A204 EAST BUILDING ELEVATION - RIGHT COURTYARD
SCALE: 1/8" = 1'-0"



1
A204 EAST BUILDING ELEVATION - RIGHT
SCALE: 1/8" = 1'-0"

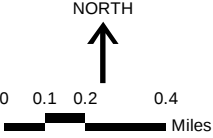


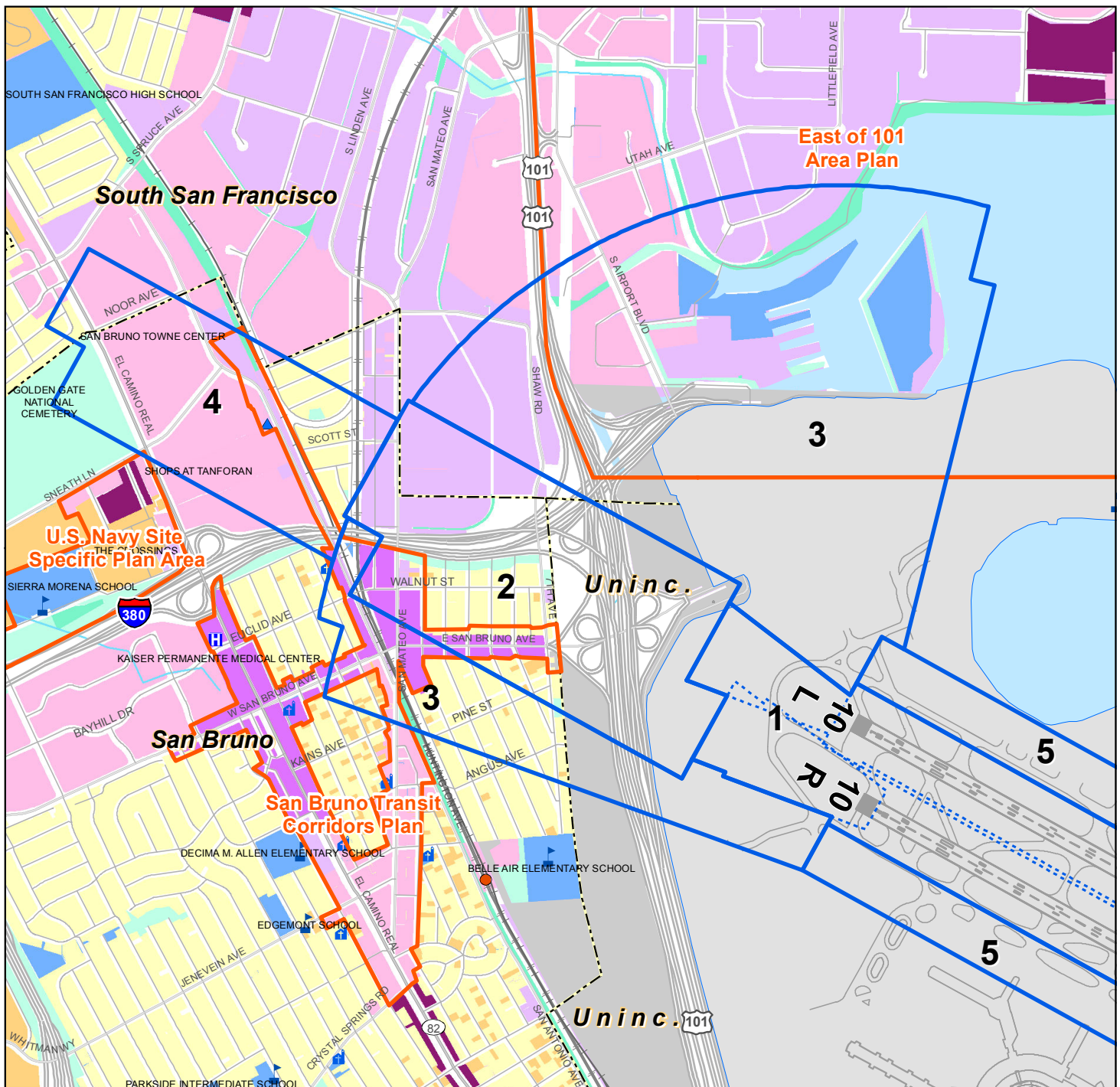
LEGEND

- CNEL Contour, 2020 Forecast
- Airport Property
- BART Station
- CALTRAIN Station
- School
- Place of Worship
- Hospital
- Municipal Boundary
- Railroad
- Freeway
- Road
- Planned Land Use Per General Plans:
 - Public
 - Multi-Family Residential
 - Single Family Residential
 - Mixed Use
 - Transit Oriented Development
 - Commercial
 - Industrial, Transportation, and Utilities
 - Local Park, Golf Course, Cemetery
 - Regional Park or Recreation Area
 - Open Space
 - Planned use not mapped

Sources:

- Noise Contour Data:
- Draft Environmental Assessment, Proposed Runway Safety Area Program, San Francisco International Airport. URS Corporation and BridgeNet International, June 2011
- County Base Maps:
- San Mateo County Planning & Building Department, 2007
- Local Plans:
- Burlingame Bayfront Specific Area Plan, August 2006
- Burlingame Downtown Specific Plan, January 2009
- Burlingame General Map, September 1984
- North Burlingame/ Rollins Road Specific Plan, February 2007
- Colma Municipal Code Zoning Maps, December 2003
- Daly City General Plan Land Use Map, 1987
- Hillsborough General Plan, March 2005
- Millbrae Land Use Plan, November 1998
- Pacifica General Plan, August 1996
- San Bruno General Plan, December 2008
- San Mateo City Land Use Plan, March 2007
- San Mateo County Zoning Map, 1992
- South San Francisco General Plan, 1998





LEGEND

Safety Compatibility Zones

- 1 1 - Runway Protection Zone-Object Free Area
- 2 2 - Inner Approach/Departure Zone
- 3 3 - Inner Turning Zone
- 4 4 - Outer Approach/Departure Zone
- 5 5 - Sideline Zones
- Internal boundaries of ALP-defined areas
- Specific Plan Area
- Airport Property
- ▲ BART Station
- CALTRAIN Station
- ✎ School
- ✎ Place of Worship
- ✎ Hospital
- Municipal Boundary
- Railroad
- Freeway
- Major Road
- Road

Planned Land Use Per General Plans

- Public
- Multi-Family Residential
- Single Family Residential
- Mixed Use
- Transit Oriented Development
- Commercial
- Industrial, Transportation, and Utilities
- Local Park, Golf Course, Cemetery
- Regional Park or Recreation Area
- Open Space

Sources:

- Local Plans:
- San Bruno General Plan, December 2008
 - South San Francisco General Plan, 1998

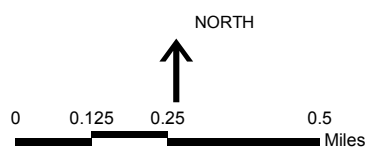
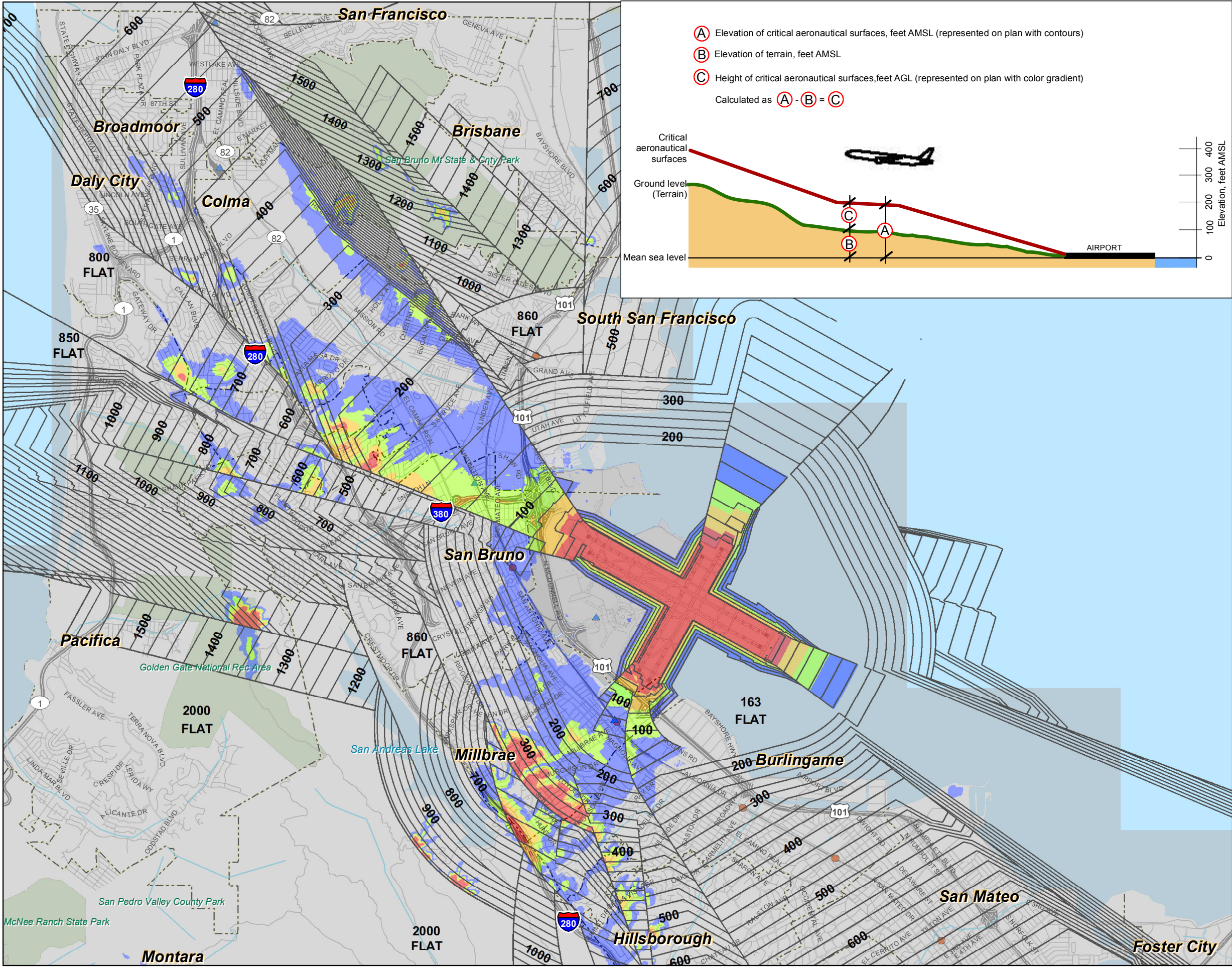


Exhibit IV-8
**SAFETY COMPATIBILITY ZONES
 IN THE CITIES OF SOUTH SAN FRANCISCO
 AND SAN BRUNO**
 Comprehensive Airport Land Use Plan
 for the Environs of San Francisco International Airport



LEGEND

(A) — 100 — Elevation of critical aeronautical surfaces, feet Above Mean Sea Level (AMSL), North American Vertical Datum of 1988 (NAVD88)

(C) **Height of Critical Aeronautical Surfaces, Feet Above Ground Level (AGL)**

- 35 and lower
- 35 - 65
- 65 - 100
- 100 - 150
- 150 and more

Legend symbols:

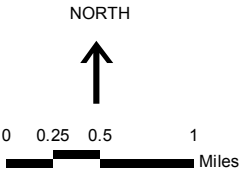
- Airport Property
- BART Station
- CALTRAIN Station
- Regional Park or Recreation Area
- Municipal Boundary
- Railroad
- Freeway
- Road

Notes:

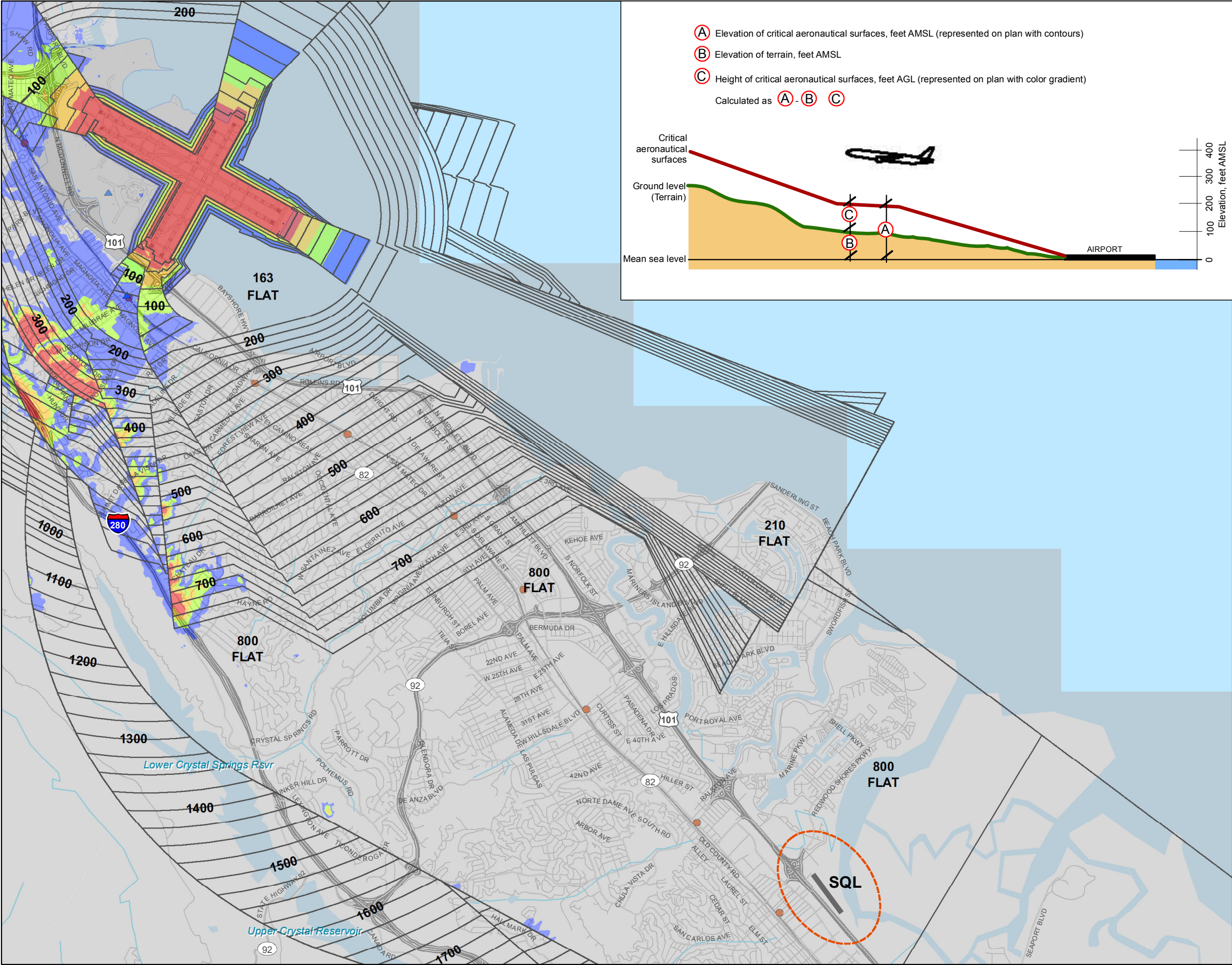
1. This map is intended for informational and conceptual planning purposes, generally representing the aeronautical surfaces considered most critical by San Francisco International Airport (SFO) and its constituent airlines. It does not represent actual survey data, nor should it be used as the sole source of information regarding compatibility with airspace clearance requirements in the development of data for an FAA Form 7460-1, Notice of Proposed Construction or Alteration. SFO does not certify its accuracy, information, or title to the properties contained in this plan. SFO does make any warrants of any kind, express or implied, in fact or by law, with respect to boundaries, easements, restrictions, claims, overlaps, or other encumbrances affecting such properties.

2. This map does not replace the FAA's obstruction evaluation / airport airspace analysis (OE/AAA) review process. Proposing construction at elevations and heights that are lower than the critical aeronautical surfaces shown on this map, (a) does not relieve the construction sponsor of the obligation to file an FAA Form 7460-1, and (b) does not ensure that the proposal will be acceptable to the FAA, SFO, air carriers, or other agencies or stakeholders. SFO, San Mateo County, and local authorities having jurisdiction reserve the right to re-assess, review, and seek modifications to projects that may be consistent with this critical aeronautical surfaces map but that through the FAA OE/AAA process are found to have unexpected impacts to the safety or efficiency of operations at SFO.

Sources: San Francisco International Airport, Jacobs Consultancy, and Planning Technology Inc., 2009



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LEGEND

(A) — 100 — Elevation of critical aeronautical surfaces, feet Above Mean Sea Level (AMSL), North American Vertical Datum of 1988 (NAVD88)

(C) **Height of Critical Aeronautical Surfaces, Feet Above Ground Level (AGL)**

- 35 and lower
- 35 - 65
- 65 - 100
- 100 - 150
- 150 and more

Airport Property

BART Station

CALTRAIN Station

Regional Park or Recreation Area

Municipal Boundary

Railroad

Freeway

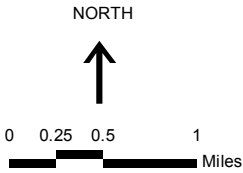
Road

Notes:

1. This map is intended for informational and conceptual planning purposes, generally representing the aeronautical surfaces considered most critical by San Francisco International Airport (SFO) and its constituent airlines. It does not represent actual survey data, nor should it be used as the sole source of information regarding compatibility with airspace clearance requirements in the development of data for an FAA Form 7460-1, Notice of Proposed Construction or Alteration. SFO does not certify its accuracy, information, or title to the properties contained in this plan. SFO does make any warrants of any kind, express or implied, in fact or by law, with respect to boundaries, easements, restrictions, claims, overlaps, or other encumbrances affecting such properties.

2. This map does not replace the FAA's obstruction evaluation / airport airspace analysis (OE/AAA) review process. Proposing construction at elevations and heights that are lower than the critical aeronautical surfaces shown on this map, (a) does not relieve the construction sponsor of the obligation to file an FAA Form 7460-1, and (b) does not ensure that the proposal will be acceptable to the FAA, SFO, air carriers, or other agencies or stakeholders. SFO, San Mateo County, and local authorities having jurisdiction reserve the right to re-assess, review, and seek modifications to projects that may be consistent with this critical aeronautical surfaces map but that through the FAA OE/AAA process are found to have unexpected impacts to the safety or efficiency of operations at SFO.

Sources: San Francisco International Airport, Jacobs Consultancy, and Planning Technology Inc., 2009



DATE: July 31, 2026

TO: Steve Flint or Matt Petrofsky, City/County Association of Governments of San Mateo County

FROM: Erika Lewit, Senior Planner, City of Burlingame Community Development Department, Planning Division (650-558-7254; elewit@burlingame.org)

SUBJECT: ALUC Land Use Consistency Determination Application: Project Information for the Chapin Project at 1430 Chapin Avenue, Burlingame and proposed Downtown Specific Plan Amendment (Table 3-2), Chapin Avenue Commercial (CAC) zoning district.

Background: developURBAN, the project sponsor, proposes the Chapin project (“CHAPIN”), a five-story mixed-use building at 1430 Chapin Avenue. The site is located within the Chapin Avenue Commercial (CAC) zoning district of the Burlingame Downtown Specific Plan (DTSP). The existing height maximum for the CAC district set forth in DTSP Table 3-2 is 35 ft. (55 ft. with Special Permit); the project proposes an amendment to Table 3-2 to increase the height allowed with a Special Permit in the CAC district from 55 feet to 75 feet. Because the project includes an amendment to an adopted specific plan, the City is referring the project to C/CAG, acting as the San Mateo County Airport Land Use Commission, for a determination of consistency with the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport (SFO ALUCP).

The project is expected to be reviewed by the Planning Commission in September 2026 for a recommendation to City Council for their consideration and action in October 2026. Consistent with statutory requirements, the ALUC determination is requested prior to City Council action on the DTSP amendment and approval of the development project.

Development Project Description: The development project is an 87,307 square foot, five-story mixed-use building with ground-floor commercial and four floors of office use above, located on a 0.7 acre site at 1430 Chapin Avenue (APN 029-121-440). The building is proposed at 75 feet in height and includes two levels of parking, one level at grade and one level subterranean. A public plaza in front of the building and amenity spaces throughout the building are also provided. The site is currently improved with a one-story, 4,941 square foot Chase Bank building and 16 surface parking spaces that will be demolished to accommodate the project.

Proposed Downtown Specific Plan Amendment: The development project proposes an amendment to DTSP Table 3-2 (Development Standards) to revise the Height Maximum standard for the Chapin Avenue Commercial (CAC) zoning district from “35 ft. (55 ft. with SP)” to “35 ft. (75 ft. with SP),” increasing the maximum building height allowed with a Special Permit from 55 feet to 75 feet. The 35-ft base height and all other Table 3-2 standards are unchanged. A copy of the amended Table 3-2 is attached, and the full Downtown Specific Plan can be found online under

the [New Laws section, Ordinance 2050](#). The amendment applies to the full Chapin Avenue Commercial (CAC) district of the Downtown Specific Plan, which is approximately 20 parcels on either side of Chapin Avenue, which is one block. No change to the General Plan land use designation is proposed, and no General Plan Amendment is required.

Environmental Review: An Initial Study and Mitigated Negative Declaration has been prepared for the project. The IS/MND was published for a 30-day public review period on July 27, 2026 (State Clearinghouse No. 2026071049).

Development Project Information:

1. Latitude/Longitude of development site (WGS84, center of parcel, per Fuscoe Engineering, 7/27/26): Latitude 37° 34' 41.39" N; Longitude 122° 21' 02.19" W
2. Ground elevation: approximately 32-38 ft above mean sea level (USGS, per FAA OE/AAA Pre-Screening Tool; consistent with project surveyor NAVD88 estimate). Note: the City-provided average top of curb of 103.08 ft used for City height measurement is on a local assumed datum, not a sea-level reference.
3. Maximum building height: 75 ft above grade per the proposed DTSP standard; approximately 84 ft above grade to top of rooftop mechanical screen (highest point of structure); overall height approximately 122 ft above mean sea level. FAA OE/AAA Pre-Screening Tool result (7/27/26): no notice to the FAA required (see attached exhibit).
4. Scaled plans – see Exhibits Package

SFO ALUCP CONSISTENCY ANALYSIS

Prepared in the format of a C/CAG ALUC Agenda Report

Date: [Hearing date to be completed by C/CAG staff]
To: Airport Land Use Committee
From: [C/CAG ALUC Staff]
Subject: San Francisco International Airport Comprehensive Airport Land Use Compatibility Plan Consistency Review: City of Burlingame Downtown Specific Plan Amendment (Table 3-2, Chapin Avenue Commercial District) and related entitlements to allow construction of a five-story, 75-ft tall mixed-use building at 1430 Chapin Avenue, Burlingame.

RECOMMENDATION

That the C/CAG Airport Land Use Committee (ALUC) recommend to the C/CAG Board of Directors, that the C/CAG Board, acting as the Airport Land Use Commission, determine that the proposed City of Burlingame Downtown Specific Plan Amendment (Table 3-2), increasing the maximum building height allowed with a Special Permit in the Chapin Avenue Commercial (CAC) zoning district from 55 feet to 75 feet, and the related entitlements for the proposed mixed-use development at 1430 Chapin Avenue (the “Chapin Project”), are consistent with the applicable airport/land use policies and criteria contained in the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport (SFO ALUCP), subject to the following condition:

The City of Burlingame shall require that the project sponsor comply with the real estate disclosure requirements outlined in Policy IP-1 of the SFO ALUCP. The City’s Zoning Code requires this real estate disclosure in Section [25.24.020 Airport Disclosure Notices](#).

DISCUSSION

Project Description

The development project is an 87,307 square foot, five-story mixed-use building with ground-floor commercial and four floors of office use above, located on a 0.7 acre site at 1430 Chapin Avenue (APN 029-121-440). The building is proposed at 75 feet in height and includes two levels of parking, one level at grade and one level subterranean. A public plaza in front of the building and amenity spaces throughout the building are also provided. The site is currently improved with a one-story, 4,941 square foot Chase Bank building and 16 surface parking spaces that will be demolished to accommodate the project.

The development project proposes an amendment to DTSP Table 3-2 (Development Standards) to revise the Height Maximum standard for the Chapin Avenue Commercial (CAC) zoning district

from “35 ft. (55 ft. with SP)” to “35 ft. (75 ft. with SP),” increasing the maximum building height allowed with a Special Permit from 55 feet to 75 feet. The 35-ft base height and all other Table 3-2 standards are unchanged. A copy of the amended Table 3-2 is attached. The amendment applies to the full Chapin Avenue Commercial (CAC) district of the Downtown Specific Plan, which is approximately 20 parcels on either side of Chapin Avenue, which is one block. No change to the General Plan land use designation is proposed, and no General Plan Amendment is required.

ALUCP Consistency Evaluation

California Government Code Section 65302.3 states that a local agency General Plan and/or any affected specific plan must be consistent with the applicable airport/land use criteria in the relevant adopted Airport Land Use Compatibility Plan (ALUCP). Because the project includes an amendment to the Burlingame Downtown Specific Plan, the City of Burlingame has referred the subject project to C/CAG, acting as the San Mateo County Airport Land Use Commission, for a determination of consistency with the SFO ALUCP.

The SFO ALUCP contains policies and criteria to address four issues: (a) aircraft noise impacts; (b) safety compatibility criteria; (c) height of structures/airspace protection; and (d) overflight notification. The following sections describe the degree to which the project is compatible with each.

(a) Aircraft Noise Impacts

The 65 dB CNEL (Community Noise Equivalent Level) aircraft noise contour defines the threshold for airport noise impacts established in the SFO ALUCP. All land uses located outside this contour are deemed consistent with the noise policies of the SFO ALUCP.

As shown on Attachment 2, the CAC district of the Downtown Specific Plan, including the subject property, lies entirely outside the bounds of the 65 dB CNEL contour, and therefore the proposed amendment and project are consistent with the SFO ALUCP noise policies and criteria.

(b) Safety Compatibility

The SFO ALUCP includes five safety zones and related land use compatibility policies and criteria. As shown on Attachment 2, none of the safety zones extends into the CAC district or the Downtown Burlingame area; the safety zones nearest to Burlingame are limited to the vicinity of the SFO runways and their approach/departure corridors. The proposed amendment and project would therefore be consistent with the safety zone policies of the SFO ALUCP.

(c) Height of Structures/Airspace Protection

Pursuant to the SFO ALUCP, airspace protection compatibility of proposed land uses within its Airport Influence Area (AIA) is evaluated in accordance with the following criteria: (1) 14 Code of Federal Regulations Part 77 (FAR Part 77), “Safe, Efficient Use and Preservation of the Navigable Airspace,” which establishes the standards for determining obstructions to air

navigation; and (2) FAA notification surfaces. By definition, any object that penetrates one of the imaginary surfaces of the FAR Part 77 exhibit is deemed an obstruction to air navigation.

In order to be deemed consistent with the ALUCP, the maximum height of a new building must be the lower of (1) the height shown on the airspace protection surfaces map or (2) the maximum height determined not to be a “hazard to air navigation” by the FAA in an aeronautical study prepared pursuant to the filing of Form 7460-1.

The proposed amendment would increase the maximum building height allowed with a Special Permit in the CAC zoning district to 75 feet. The building in the project is 75 feet tall, with rooftop mechanical screening above (approximately 84 feet above grade to the top of screen, the highest point of the structure). The ground elevation at the site is approximately 32 to 38 feet above mean sea level (per USGS, and consistent with the project surveyor’s NAVD88 estimate), resulting in an overall height of approximately 122 feet above mean sea level, when using 38 feet as the project’s grade sea level height. The FAA’s Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) Pre-Screening Tool was run for the four corners of the site (structure height 84 ft above ground; USGS site elevations 32-36 ft), and determined that the project is not required to file notice with the FAA under 14 CFR Part 77.9 (Attachment 3). The top of the proposed structure, at approximately 122 feet above mean sea level, is below even the 163-ft elevation of the FAR Part 77 horizontal surface, the lowest of the Part 77 imaginary surfaces in the airport environs; the site itself lies near the outer boundary of the conical surface, where the applicable surface elevation is substantially higher. The amendment and project would therefore be compliant with the airspace protection policies of the SFO ALUCP. [Note: the City of Burlingame measures building height against a City-provided average top of curb elevation of 103.08 ft on a local (assumed) datum, which is approximately 68 ft above NAVD88 and is not a sea-level reference.].

(d) Overflight Notification

The project site is located within the Airport Influence Area (AIA) of SFO (Area B), the real estate disclosure area. Pursuant to Policy IP-1, notification is required, prior to sale or lease of property located within the AIA, of the proximity of the airport and that therefore the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations.

The following section of the City’s Zoning Code requires the following airport disclosure notices.

Section 25.24.020 Airport Disclosure Notices.

All new developments are required to comply with the real estate disclosure requirements of State law. The following statement must be included in the notice of intention to offer the property for sale:

"Notice of Airport in Vicinity

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you."

ATTACHMENTS

1. ALUC application, together with related project description, DSP Amendment (Table 3-2) excerpts, and plan set excerpts
2. SFO Airport Influence Area B map (ALUCP Exhibit IV-2) with project site identified, showing the Area B boundary, the outer boundary of the safety zones, the CNEL contour, and the FAR Part 77 conical surface
3. FAA OE/AAA Pre-Screening Tool result (no FAA notice required)

RESOLUTION 26-52

RESOLUTION OF THE BOARD OF DIRECTORS OF THE CITY/COUNTY ASSOCIATION OF GOVERNMENTS OF SAN MATEO COUNTY, ACTING AS THE SAN MATEO COUNTY AIRPORT LAND USE COMMISSION, DETERMINING THAT THE PROPOSED AMENDMENT TO THE CITY OF BURLINGAME DOWNTOWN SPECIFIC PLAN (DSP) TABLE 3-2 HEIGHT STANDARD FOR THE CHAPIN AVENUE COMMERCIAL (CAC) DISTRICT, AND A RELATED 5-STORY MIXED-USE DEVELOPMENT AT 1430 CHAPIN AVENUE, BURLINGAME, ARE CONSISTENT WITH THE APPLICABLE AIRPORT/LAND USE POLICIES AND CRITERIA CONTAINED IN THE COMPREHENSIVE AIRPORT LAND USE COMPATIBILITY PLAN FOR THE ENVIRONS OF SAN FRANCISCO INTERNATIONAL AIRPORT (SFO ALUCP), SUBJECT TO CONDITIONS.

RESOLVED, by the Board of Directors of the City/County Association of Governments of San Mateo County (C/CAG), in its capacity as the San Mateo County Airport Land Use Commission, that,

WHEREAS, California Government Code Section 65302.3 requires that a local agency General Plan and any affected specific plan be consistent with the applicable airport/land use criteria in the relevant adopted Airport Land Use Compatibility Plan (ALUCP), and, per PUC Section 21676.5(a), if a jurisdiction has not made its local plans consistent with the ALUCP, proposed development projects and plan amendments within the Airport Influence Area may be subject to ALUC review; and

WHEREAS, Burlingame adopted a Zoning Ordinance update in 2021 that included Chapter 25.24, “Comprehensive Airport Land Use Compatibility Plan Consistency,” and subsequently amended the chapter as a condition of a 2023 determination by the C/CAG Board, acting as the ALUC (Resolution 23-89), that found the update conditionally consistent with the SFO ALUCP, subject to amendments to Chapter 25.24 and other zoning provisions; and

WHEREAS, the City of Burlingame has referred (1) a proposed amendment to Downtown Specific Plan (DSP) Table 3-2 raising the Chapin Avenue Commercial (CAC) district Special Permit height maximum from 55 feet to 75 feet, and (2) a related 5-story mixed-use development at 1430 Chapin Avenue, both located within Airport Influence Area B of San Francisco International Airport (SFO), to C/CAG, acting as the San Mateo County Airport Land Use Commission, for a determination of consistency with the SFO ALUCP; and

WHEREAS, four sets of airport/land use compatibility policies and criteria in the SFO ALUCP relate to these items: (a) noise compatibility; (b) safety compatibility; (c) airspace protection; and (d) real estate disclosure, as discussed below:

- a) Noise Compatibility – The 65 dB CNEL aircraft noise contour defines the threshold for airport noise impacts established in the SFO ALUCP. The CAC district, including the subject property, lies entirely outside this contour and is therefore consistent with the SFO ALUCP noise policies and criteria.
- b) Safety Compatibility – The SFO ALUCP includes five safety zones and related land use compatibility policies and criteria. The CAC district, including the project site, is located

outside these safety zones, and the proposed amendment and project are therefore consistent with the safety compatibility policies.

- c) Airspace Protection – Structure Height – Pursuant to SFO ALUCP Policy AP-3, the maximum height of a new building must be the lower of (1) the height shown on the SFO Critical Aeronautical Surfaces map (Exhibits IV-17/18) or (2) the maximum height determined not to be a "hazard to air navigation" by the FAA. The FAA OE/AAA Pre-Screening Tool result (July 27, 2026) confirms that no FAA notification is required, so prong (2) is not triggered and the determination rests entirely on prong (1). Prong (1) has not yet been established: staff's attempt to obtain a site-specific Exhibit IV-17/18 reading through the SFO/C/CAG iALP Online Airspace Tool was unsuccessful due to a confirmed technical malfunction in the tool's coordinate-conversion function, and no critical-surface elevation has been independently verified for the site or for the broader CAC district; and
- d) Other Flight Hazards – Per SFO ALUCP Policy AP-4, certain land use characteristics are recognized as hazards to air navigation. This item was not addressed in the application materials and remains subject to Condition 6, below; and

WHEREAS, the project site is located within the Airport Influence Area (AIA) of SFO (Area B), the real estate disclosure area, and Policy IP-1 requires notification, prior to sale or lease of property within the AIA, of the property's proximity to airport operations; a condition is included below to ensure compliance; and

WHEREAS, the Airport Land Use Committee reviewed this item at its meeting of August 27, 2026, and recommended that the Board make the determination set forth below;

NOW THEREFORE BE IT RESOLVED, by the Board of Directors of the City/County Association of Governments for San Mateo County, acting as the San Mateo County Airport Land Use Commission, that, subject to the conditions contained in Exhibit A, attached, the proposed amendment to the City of Burlingame Downtown Specific Plan (DSP) Table 3-2 Height Standard for the Chapin Avenue Commercial (CAC) District, and a related 5-story mixed-use development at 1430 Chapin Avenue, Burlingame, are determined to be conditionally consistent with the policies and criteria contained in the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport.

PASSED, APPROVED, AND ADOPTED, THIS 10TH DAY OF SEPTEMBER 2026.

Michael Salazar, Chair

EXHIBIT A

Conditions of Consistency Determination:

1. Prior to issuance of any building permit for 1430 Chapin Avenue, the project sponsor shall obtain and submit a site-specific reading of the SFO ALUCP Exhibit IV-17/18 critical aeronautical surface elevation at the project parcel, expressed in true NAVD88 AMSL — via the SFO/C/CAG iALP Online Airspace Tool once its current coordinate-conversion malfunction is resolved, or via direct engagement with SFO Airport Planning and Environmental Affairs staff for an equivalent GIS-based reading — together with written confirmation that the highest point of the proposed structure, including the rooftop mechanical screen, does not penetrate that surface.
2. For the DSP Table 3-2 amendment, the City of Burlingame shall require that any future Special Permit application within the CAC district relying on the amended 75-foot maximum include a parcel-specific AP-3 showing consistent with Condition 1, independent of this district-level finding, given that critical-surface elevation and ground elevation both vary across the approximately 20 parcels between El Camino Real and Primrose Road.
3. Prior to issuance of a building permit, the project sponsor shall reconcile the locally assumed site datum (103.08 feet) with true NAVD88 AMSL and confirm that the FAA OE/AAA Pre-Screening Tool submission accurately reflects the highest point of the structure as designed, including the rooftop mechanical screen.
4. The City of Burlingame shall formally advise the project sponsor of the real estate disclosure requirements outlined in Policy IP-1 of the SFO ALUCP.
5. Prior to issuance of any building or grading permit, the project sponsor shall determine the maximum height of any construction equipment or cranes and, if required, file FAA Form 7460-1 for such equipment, submitting the determination in writing.
6. Prior to issuance of a building permit, the project sponsor shall confirm in writing that the proposed project does not include design features that would constitute "Other Flight Hazards" under SFO ALUCP Policy AP-4 (glare, distracting lighting, dust/smoke/steam, electronic interference, or wildlife attractants).

C/CAG AGENDA REPORT

Date: August 27, 2026

To: Airport Land Use Committee

From: Matt Petrofsky, C/CAG Senior Program Specialist

Subject: Half Moon Bay Airport Land Use Compatibility Plan Consistency Review – Proposed plan for the El Granada Community Park & Recreation Center (Burnham Strip), 480 Avenue Alhambra, El Granada, San Mateo County (Planning Case No. PLN2026-00225)

(For further information please contact Matt Petrofsky, mpetrofsky@smcgov.org)

RECOMMENDATION

That the Airport Land Use Committee (ALUC) recommend to the C/CAG Board of Directors, that the C/CAG Board, acting as the Airport Land Use Commission, determine that the plan for the El Granada Community Park & Recreation Center (Burnham Strip), 480 Avenue Alhambra, El Granada, San Mateo County (Planning Case No. PLN2026-00225), is consistent with the applicable airport/land use policies and criteria contained in the Comprehensive Airport Land Use Compatibility Plan for the Environs of Half Moon Bay Airport (HAF ALUCP), subject to the following conditions:

1. Prior to issuance of any building or grading permit, the project sponsor shall submit written confirmation that the existing on-site seasonal wetland/drainage habitat features and the proposed bioretention areas do not constitute a material increase in hazardous wildlife attraction under FAA Advisory Circular 150/5200-33B or any successor circular (currently AC 150/5200-33C).
2. Prior to issuance of any building or grading permit, the project sponsor, in coordination with the Half Moon Bay Airport operator (County of San Mateo) as needed, shall confirm the applicable Part 77 critical-surface elevation at the project site and whether the existing eucalyptus grove — specifically Tree #9, estimated at 225 feet — has previously undergone FAA obstruction evaluation, or that it does not penetrate the applicable surface.
3. The Granada Community Services District shall provide the standard airport-proximity and overflight disclosure notice applicable to properties within the Airport Influence Area (Zone 7).
4. No new structure on the project site shall exceed 100 feet above ground level (AGL), and no new tree planting or improvement reasonably expected to exceed 100 feet AGL at maturity shall be installed, without further review and approval by the Airport Land Use Commission.
5. Prior to commencement of construction, the project sponsor shall determine the maximum height of construction equipment and screen those heights against the notification criteria of 14 CFR Section 77.9 (including the 100:1 notification surface that applies within 20,000 feet of the runway), and file FAA Form 7460-1 where notice is required, providing the resulting determination in writing to the County and ALUC staff.

BACKGROUND/ PROJECT DESCRIPTION

CCAG AGENDA REPORT

Airport Land Use Committee

RE: Redwood City Zoning Amendments – Clean-up/Housing Element Implementation

Date: April 23, 2026

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The Granada Community Services District (GCSD), an independent special district, proposes to develop the “Burnham Strip” — a collection of parcels inland of Highway 1 in unincorporated El Granada, San Mateo County — into the Granada Community Park & Recreation Center. The project comprises three character areas: an approximately 1.9-acre Intermittent Drainage/Dirt Lot/Burnham Creek Riparian Zone with no proposed development; an approximately 1.7-acre Active Recreation Zone (play structures, picnic area, skate/scooter zone, dog park, half basketball court, fitness stations, modular restroom, 16 parking stalls); and an approximately 3.4-acre Community Recreation Center and Passive Recreation Zone (a renovated $\pm 2,815$ sf building and a new $\pm 3,000$ sf single-story building, open grassland, walking trails, 20 parking stalls). Proposed grading is 1,560 cubic yards cut / 3,450 cubic yards fill (net import). No significant tree removal is proposed — the project’s Arborist’s Report identifies only one non-native, declining tree (a 20-foot Victorian box) for removal; all nine regulated blue gum eucalyptus along Burnham Creek are retained (see Existing Vegetation Height, below).

Applicant: Tom Conroy, Kankel Conroy Rose & Hill Landscape Architecture. Owner: Granada Community Services District. Assessor’s Parcel Numbers 047-251-100, 047-251-110, and 047-262-010 were merged per an April 2025 Lot Merger Topographic Survey into a single $6.96\pm$ -acre site (7.29 acres per the biological study area boundary used in the project’s Aquatic Resources Delineation). Ground elevation is described in the Initial Study/Mitigated Negative Declaration (IS/MND) as 15–20 feet above mean sea level, without a stated vertical datum.

Environmental Review: An IS/MND for the Granada Community Park & Recreation Center was released for public review in May 2024 and approved by the GCSD Board of Directors in March 2025.

Development Project Information:

1. Assessor’s Parcel Numbers: 047-251-100 ($35,963.05\pm$ sf), 047-251-110 ($31,235.38\pm$ sf), 047-262-010 ($5.42\pm$ ac); merged site $6.96\pm$ acres (April 2025 Lot Merger Topographic Survey), or 7.29 acres per the biological study area boundary.
2. Ground elevation: approximately 15–20 feet above mean sea level per the IS/MND; no vertical datum stated in the record reviewed.
3. Maximum building height: single-story throughout — a renovated $\pm 2,815$ sf building and a new $\pm 3,000$ sf building, both far below the 100-foot AGL airspace-review threshold.
4. Existing vegetation: nine regulated blue gum eucalyptus (Trees #1–9) along Burnham Creek per the certified Arborist’s Report (Jan. 20/21, 2026); tallest estimated at 225 feet (Tree #9). None proposed for removal.
5. Grading: 1,560 cubic yards cut / 3,450 cubic yards fill (net import).
6. Scaled plans and project narrative — see Exhibits Package. Note: the Project Plans (Appendix A), IS/MND (Appendix B), and Biological Resources Assessment (Appendix F) PDFs submitted with the referral were corrupted on receipt and could not be reviewed by staff; resubmission has been requested.

Basis of Referral

CCAG AGENDA REPORT

Airport Land Use Committee

RE: Redwood City Zoning Amendments – Clean-up/Housing Element Implementation

Date: April 23, 2026

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Public Utilities Code Section 21676.5(a) provides for ALUC review of individual development actions where a local agency has not made its general plan or specific plan consistent with the applicable ALUCP; the statute does not speak in terms of special-district “facilities master plans.” For a special district such as GCSD, whose facilities are not governed by a city or county general plan, the referral obligation arises under the HAF ALUCP’s own review policies for development proposals by special districts. GCSD has not produced a Section 4.1.11 special-district exemption from ALUC review; accordingly, the County of San Mateo has referred the project to C/CAG, acting as the San Mateo County Airport Land Use Commission, for a determination of consistency with the HAF ALUCP.

Per the Agency Referral Sheet (Planning Case No. PLN2026-00225, dated July 14, 2026), the project was formally referred to the Airport Land Use Commission among approximately a dozen referral agencies, with a response requested by July 28, 2026. That referral-sheet date is a courtesy deadline for commenting agencies; the operative ALUC review period properly runs from receipt of a complete referral package. County Planning’s pre-application comments (Summary Letter / Appendix C) independently confirm the site lies within the Half Moon Bay Airport Influence Area Requirements and that the project must comply with FAA safety and lighting standards.

DISCUSSION

ALUCP Consistency Evaluation

The HAF ALUCP contains policies and criteria addressing four issues relevant to this referral: (a) aircraft noise compatibility; (b) safety/intensity compatibility; (c) height of structures/airspace protection, including existing vegetation and other flight hazards; and (d) real estate disclosure. The following sections address each.

Aircraft Noise Compatibility

The 60 dB CNEL (Community Noise Equivalent Level) aircraft noise contour defines the noise compatibility threshold established in the HAF ALUCP. Based on the ALUCP’s adopted 2032 noise contour exhibit (Exhibit 4B), the project site — approximately 1.5+ miles from the runway — lies entirely outside this contour and is therefore consistent with the HAF ALUCP noise policies and criteria.

Safety/Intensity Compatibility

HAF ALUCP establishes seven compatibility zones (Exhibit 4C). The project site is located outside Zones 1 through 6 and lies entirely within Zone 7, the Airport Influence Area (AIA), which permits non-residential development of up to 300 persons per acre and requires that a minimum of 10 percent of the site remain as open land. The project’s maximum credible combined peak occupancy is approximately 43 persons per acre computed across the full ≈ 7.0 -acre site, and no more than approximately 88 persons per acre under the most conservative single-area worst-case scenario — in each case well below the 300-persons-per-acre threshold. The approximately 1.9-acre

CCAG AGENDA REPORT

Airport Land Use Committee

RE: Redwood City Zoning Amendments – Clean-up/Housing Element Implementation

Date: April 23, 2026

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drainage/riparian zone left undeveloped, together with additional open grassland within the Passive Recreation Zone, substantially exceeds the 10 percent open-land requirement. The project is therefore consistent with the HAF ALUCP safety/intensity compatibility policies and criteria. The HAF ALUCP establishes seven compatibility zones (Exhibit 4C). The project site is located outside Zones 1 through 6 and lies entirely within Zone 7, the Airport Influence Area (AIA), which permits non-residential development of up to 300 persons per acre and requires that a minimum of 10 percent of the site remain as open land. The project's maximum credible combined peak occupancy is approximately 43 persons per acre computed across the full ≈ 7.0 -acre site, and no more than approximately 88 persons per acre under the most conservative single-area worst-case scenario — in each case well below the 300-persons-per-acre threshold. The approximately 1.9-acre drainage/riparian zone left undeveloped, together with additional open grassland within the Passive Recreation Zone, substantially exceeds the 10 percent open-land requirement. The project is therefore consistent with the HAF ALUCP safety/intensity compatibility policies and criteria.

Height of Structures/Airspace Protection

Structure Height

Within Zone 7 (AIA), the HAF ALUCP requires ALUC airspace review only for proposed structures exceeding 100 feet above ground level (AGL). The tallest structures proposed by the project — a renovated single-story building of approximately 2,815 square feet and a new single-story building of approximately 3,000 square feet — fall far below this threshold, and no ALUC airspace review is triggered by the project's proposed construction.

Existing Vegetation Height

The certified Arborist's Report (Kankel Conroy Rose & Hill, dated January 20/21, 2026) identifies nine regulated blue gum eucalyptus along Burnham Creek, none proposed for removal. Estimated heights for five of the nine exceed the AIA's 100-foot AGL airspace-review trigger: Tree #9 at an estimated 225 feet, Tree #8 at 200 feet, Tree #1 (off-property) at 200 feet, and Trees #2 and #7 at 180 feet each.

Because these are existing trees being retained, not new structures proposed by the applicant, they do not by themselves render the project inconsistent with the HAF ALUCP's height criteria, which are oriented toward proposed construction. However, no document in the referral record contains an FAA obstruction evaluation, Part 77 critical-surface elevation, or prior airspace clearance for this grove, and staff has not independently confirmed the critical surface elevation at this location (approximately 1.5+ miles from the runway. Staff recommends Condition 2 to resolve this prior to or concurrent with final ALUC action.

Other Flight Hazards — Wildlife Attractants

Within all compatibility zones, including the AIA, the HAF ALUCP prohibits land uses that constitute hazards to flight, including uses that increase the attraction of wildlife, particularly large

CCAG AGENDA REPORT

Airport Land Use Committee

RE: Redwood City Zoning Amendments – Clean-up/Housing Element Implementation

Date: April 23, 2026

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flocks of birds, inconsistent with FAA rules and regulations, including FAA Advisory Circular 150/5200-33B, Hazardous Wildlife Attractants on or Near Airports.

The project site includes a small (0.070-acre) seasonal freshwater wetland, two intermittent drainages (0.036 acre / 448 linear feet), and a 0.015-acre ephemeral drainage — none of which contain a permanent pond, lake, or open-water feature of the kind most directly targeted by FAA guidance. The project's proposed stormwater design uses four small lined bioretention areas (1,795 square feet total) engineered for storm-event-only ponding that drains within approximately four hours, not permanent or seasonal detention. No agency comment letter or biological report reviewed identifies these features as an airport wildlife attractant.

Staff's conclusion is qualified, however, by the unavailability of the Biological Resources Assessment (Appendix F) and the IS/MND (Appendix B), which were corrupted on receipt and could not be reviewed; Condition 1 is recommended to close that gap prior to permit issuance.

Real Estate Disclosure

The project site is located within the Airport Influence Area of the Half Moon Bay Airport, the real estate disclosure area established by the HAF ALUCP. Staff recommends Condition 3 to ensure the required airport-proximity disclosure notice is provided.

Equity Impacts and Considerations

The C/CAG Board of Directors is the designated Airport Land Use Commission for San Mateo County, mandated by State law to develop and administer ALUCPs for each airport in its jurisdiction. The overall purpose of ALUCP policies and procedures, and the companion ALUCP consistency review process, is to minimize the public's exposure to excessive noise and safety hazards while providing for the orderly expansion of airports. This planning effort applies to all areas located within the Airport Influence Area (AIA) and supports the development and public use of the El Granada Community Park & Recreation Center as a community recreation resource.

ATTACHMENTS

1. Application materials, project description, and plan set excerpts
2. Agency Referral Sheet, Application Forms 1–4, and companion pages
3. HAF ALUCP Exhibit 4B – Noise Compatibility Contours
4. HAF ALUCP Exhibit 4C – Compatibility Zones Map

The following attachment is available on the C/CAG website (See January 2026 "Additional Agenda Materials") at: <https://ccag.ca.gov/committees/airport-land-use-committee/>

5. Pre-Application Comment Summary Letter (Appendix C)
6. Arborist's Report (Appendix I)
7. Aquatic Resources Delineation (Appendix G)
8. Preliminary Stormwater Management Plan (Appendix J)
9. Lot Merger Topographic Survey (Appendix K)
10. DRAFT Resolution 26-53 and exhibit A



APPLICATION FOR LAND USE CONSISTENCY DETERMINATION
San Mateo County Airport Land Use Commission
C/CAG ALUC

APPLICANT INFORMATION

Agency:

Project Name:

Address:

APN:

City:

State:

ZIP Code:

Staff Contact:

Phone:

Email:

PROJECT DESCRIPTION

REQUIRED PROJECT INFORMATION

For General Plan, Specific Plan or Zoning Amendments and/or Development Projects

A copy of the relevant amended sections, maps, etc., together with a detailed description of the proposed changes, sufficient to provide the following:

1. Adequate information to establish the relationship of the project to the three areas of Airport Land Use compatibility concern (ex. a summary of existing or proposed planning documents and/or project development materials describing how ALUCP compatibility issues are addressed):
 - a) Noise: Location of project/plan area in relation to the noise contours identified in the applicable ALUCP.
 - Identify any relevant citations/discussion included in the project addressing compliance with ALUCP noise policies.
 - b) Safety: Location of project/plan area in relation to the safety zones identified in the applicable ALUCP.
 - Include any relevant citations/discussion included in the project/plan addressing compliance with ALUCP safety policies.
 - c) Airspace Protection:
 - Include relevant citations/discussion of allowable heights in relation to the protected airspace, as well as addressment of any land uses that may cause visual, electronic, navigational, or wildlife hazards, particularly bird strike hazards.

- If applicable, identify how property owners are advised of the need to submit Form 7460-1, *Notice of Proposed /Construction or Alteration* with the FAA.

2. Real Estate Disclosure requirements related to airport proximity.
3. Any related environmental documentation.
4. Other documentation as may be required (ex. related local jurisdiction staff reports, etc.)

Additional information required for development projects:

- a) Plan set
- b) Latitude and longitude of development site
- c) Building height(s) relative to mean sea level (msl)

ALUCP Plans can be accessed at <https://ccag.ca.gov/programs/airport-land-use/>

(Please contact C/CAG staff at ALUC@smcgov.org with any questions.)

<i>For C/CAG Staff Use Only</i>
<i>Date Application Received</i>
<i>Date Application Deemed Complete</i>
<i>Tentative Hearing Dates:</i>
- <i>Airport Land Use Committee</i>
- <i>C/CAG ALUC</i>

For General Plan, Specific Plan or Zoning Amendments and/or Development Projects

A copy of the relevant amended sections, maps, etc., together with a detailed description of the proposed changes, sufficient to provide the following:

1. Adequate information to establish the relationship of the project to the three areas of Airport Land Use compatibility concern (ex. a summary of existing or proposed planning documents and/or project development materials describing how ALUCP compatibility issues are addressed):

Location in Zone 7 (AIA)

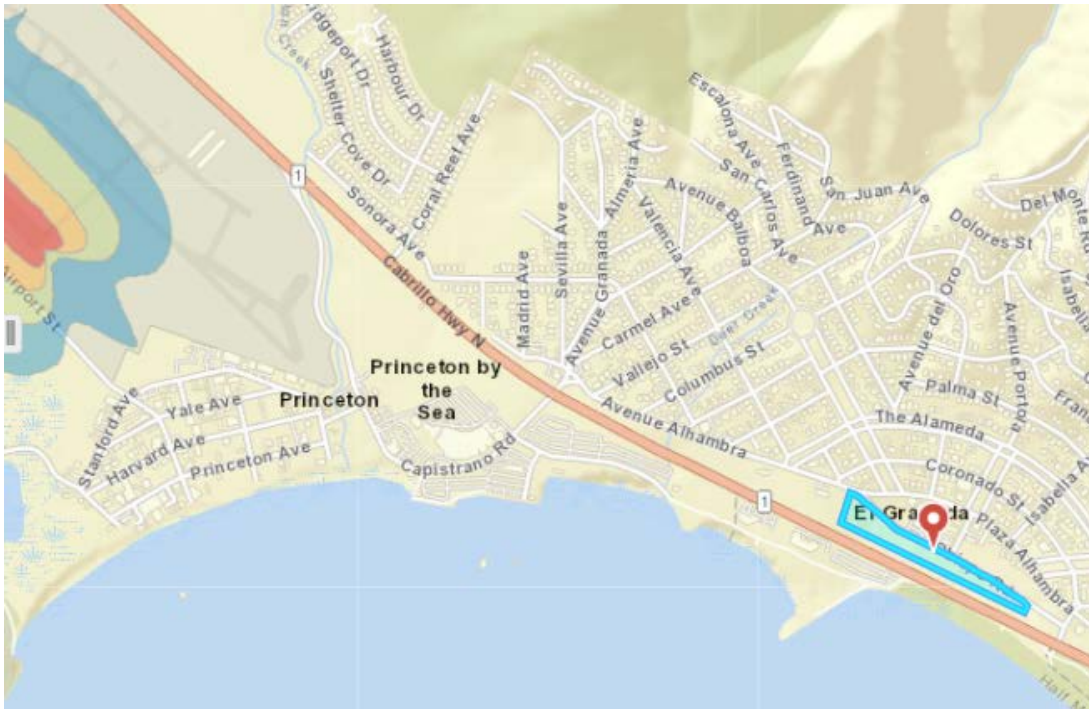
TABLE 4B (Continued) Safety Criteria Matrix Half Moon Bay Airport					
Zone	Maximum Densities/Intensities/Required Open Land			Additional Criteria	
	Dwelling Units per Acre ¹	Maximum Non- residential Intensity ²	Required Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵
AIA	No Limit	300 persons per acre	10%	• Hazards to flight⁶ • Outdoor stadiums and similar uses with very high intensity uses	objects > 70 feet tall⁷ • Airport disclosure notice required • Airspace review required for objects > 100 feet tall⁸ • New structures are prohibited on existing terrain that penetrates 14 CFR Part 77 surfaces⁹ • New structures require additional airspace analysis required within the 50-foot terrain penetration buffer⁹

The project preserves open space and does not include any of the prohibited uses. All buildings would not exceed 16 feet in height from grade.

a) Noise: Location of project/plan area in relation to the noise contours identified in the applicable ALUCP.

- Identify any relevant citations/discussion included in the project addressing compliance with ALUCP noise policies.

The project is not located in a noise contour for HMB Airport (less than 60 CNEL).



b) Safety: Location of project/plan area in relation to the safety zones identified in the applicable ALUCP.

- Include any relevant citations/discussion included in the project/plan addressing compliance with ALUCP safety policies.

c) Airspace Protection:

- Include relevant citations/discussion of allowable heights in relation to the protected airspace, as well as addressment of any land uses that may cause visual, electronic, navigational, or wildlife hazards, particularly bird strike hazards.

- If applicable, identify how property owners are advised of the need to submit Form 7460-1, *Notice of Proposed /Construction or Alteration* with the FAA.

The property owner would be advised of the need to submit Form 7460-1, Notice of Proposed /Construction or Alteration with the FAA, via condition of project approval.

2. Real Estate Disclosure requirements related to airport proximity.

3.Any related environmental documentation.

An Initial Study and Mitigated Negative Declaration was released in May of 2024 (Public and agency comments are included as appendices in the final IS/MND, approved by the District board in March 2025).

Link to Initial Study and Mitigated Negative Declaration:

https://granada.ca.gov/files/3a50ebe71/1b+GCSD_Granada_Community_Park_and_Recreation_Center_ISMND.pdf

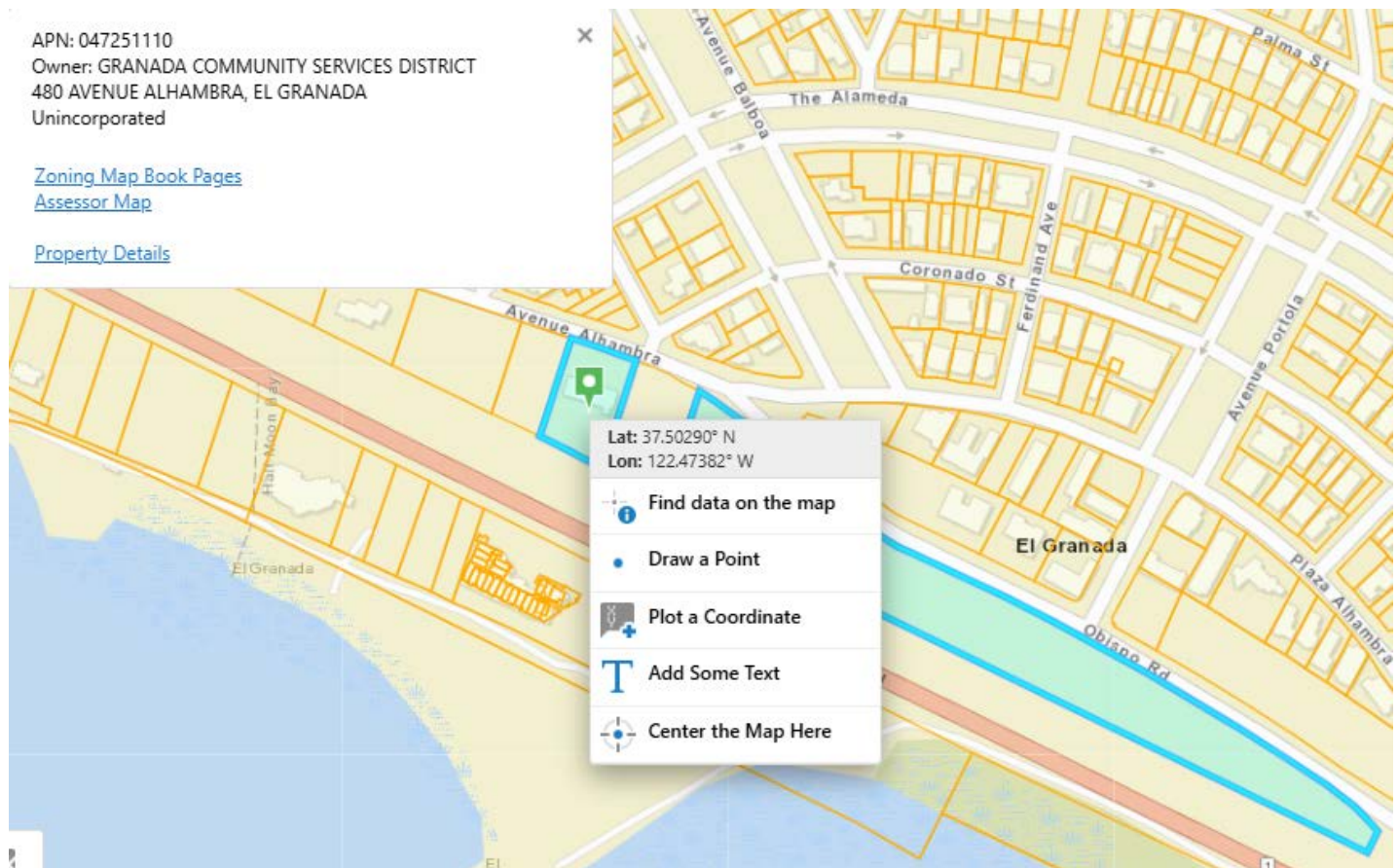
4.Other documentation as may be required (ex. related local jurisdiction staff reports, etc.)

The County will prepare a staff report when the project is scheduled for a hearing. Project information will be posted to: <https://www.smcgov.org/planning/granada-community-park-recreation-center>

Additional information required for development projects:

a)Plan set: *Posted at <https://www.smcgov.org/planning/granada-community-park-recreation-center>*

b)Latitude and longitude of development site:



c)Building height(s) relative to mean sea level (msl) – *All buildings would be less than 16' in height from grade*



Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

PLANNING PERMIT APPLICATION REFERRAL

Date: July 14, 2026

Page 1 of 3

MWSD Projects Only:

Urban / Rural

(E) Well: Y / N Year: _____

2nd Unit Project: Y / N

TO:

- ☒ Airport Land Use Commission
- ☒ CA Department of Fish and Game
- ☒ California Coastal Commission
- ☒ CalTrans
- ☒ Department of Public Works
- ☒ Drainage Review
- ☒ Fire Department Coastside Fire Protection District
- ☒ Geotechnical Department
- ☒ Midcoast Community Council
- ☒ Parks Department
- ☒ Sewer Districts - Multiple Granada Sanitary District
- ☒ Water Districts - Multiple

FROM: Camille Leung, Project Planner
CLeung@smcgov.org
(650) 363-1826

INSTRUCTIONS:

Please review this form and the attached planning permit application materials with regard to your area of responsibility. For additional information, or to discuss the project, please feel free to contact me. Please notify me immediately if you require additional plans, specifications, reports or other application materials. Then complete your review and return this form only by 07/28/2026 to avoid delay in permit processing. Thank you for your cooperation.

APPLICATION INFORMATION:

<u>Planning Case Number</u>	<u>Property Owner</u>	<u>Project Applicant</u>
PLN2026-00225	GRANADA COMMUNITY SERVICES DISTRICT 650-726-7093	TOM CONROY

Assessor's Parcel Number
047251110

PROJECT LOCATION: 480 AVENUE ALHAMBRA, EL GRANADA, CA 94019-0000

PROJECT DESCRIPTION:



PLANNING PERMIT APPLICATION REFERRAL

Page 2 of 3

Date: July 14, 2026

Coastal development Permit (hearing-level; appealable to CA Coastal Commission), Use Permit, Grading Permit, Design Review Permit, and Merger for the development the Granada Community Park and Recreation Center, including 1560 cy of cut 3450 cy of fill. No significant trees proposed for removal. Initial Study and Mitigated Negative Declaration released in May of 2024 (Public and agency comments are included as appendices in the final IS/MND, approved by the District board in March 2025).

Project components:

Intermittent (Portola) Drainage/Dirt Lot/Burnham Creek Riparian Zone (dirt lot):

No change proposed including the current informal day-use parking use.

Active Recreation Zone:

- Accessible park restroom, a $\pm$ 2,500 sf all-ages skateboard and scooter area, a group and family picnic area, and age-appropriate play structures. Area will be accessed by pedestrians via a new crosswalk at Avenue Portola and Obispo Road, and by vehicles at a new parking area along Obispo Road. All parking is fully contained within the property limits.
- A 10'-12' wide bridge will span the ephemeral drainage
- A dog park with separate areas for small and large dogs and a half-court basketball area.
- A total of sixteen (16) new parking spaces will be created in this area, including ADA stalls.

Community Recreation Center & Passive Recreation Zone:

- Remodel and maintain existing size of 2,815 sf Community Recreation Center (former child care center)
- New 3000 sf Community Room, containing two classroom spaces, a fitness classroom and an activity room for multi-purpose uses, available for use by local clubs and organizations
- Expanded existing parking lot to provide twenty (20) parking spaces, including ADA stalls and EV stalls, to serve the remodeled Community Recreation Center building, with all vehicular traffic coming from Avenue Alhambra.
- A combined total of thirty-six (36) new parking spaces are proposed to be developed to accommodate the Granada Community Park & Recreation Center, significantly more than the 22 spaces required based on the 110% ITE average rate (see Appendix H, Traffic Impact Analysis).
- "Library Outpost", a self-service kiosk managed and operated by the San Mateo County Libraries.

PRE2025-00033: Pre-application public workshop completed.

PLN2026-00032: Recorded COC Type A for the legalization of APNs 047-251-100 and 047-262-010 for the Granada Community Park and Recreation Center.



Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

PLANNING PERMIT APPLICATION REFERRAL

Date: July 14, 2026

DECISION MAKER:

☐ Staff ☐ Zoning Hearing Officer ☐ Planning Commission
☐ Board of Supervisors ☐ Design Review Committee/Officer

COMMENTS ON PROPOSAL:

State any comments, concerns or recommendations you have with regard to this project. Please be specific in project references. Attach additional sheets as necessary.

☐ No Comments ☐ Refer to Permit Plan for Comments
☐ Other Comments: _____

RECOMMENDED CONDITIONS OF APPROVAL (AGENCIES ONLY):

List any conditions which you would recommend be imposed if the project is approved. Again, please be specific, use exact working and indicate any adopted plans, policies or ordinances upon which your recommendations are based. Attach additional sheets as necessary.

☐ No Recommended Conditions ☐ Refer to Permit Plan for Comments
☐ Refer to Attached Material for Conditions
☐ Other Conditions: _____

Name of Person Completing this Form (Print): _____ Date: _____

Phone: _____ Email: _____

RETURN THIS FORM TO:
Camille Leung
Planning and Building Department
455 County Center, 2nd Floor
Mail Drop PLN122
Redwood City, CA 94063

Planning Permit Application Form

455 County Center, 2nd Floor ▪ Redwood City CA 94063
Mail Drop: PLN 122 ▪ TEL (650) 363-4161 ▪ FAX (650) 363-4849
www.co.sanmateo.ca.us/planning

PLN: _____

BLD: _____

Applicant/Owner Information

Applicant: Tom Conroy

Mailing Address: KCRH Landscape Architecture
730 Mill Street, Half Moon Bay, CA
Zip: 94019

Phone, W: 6507143547
H: 3507267100

E-mail Address: tconroy@kcrhla.com
FAX: _____

Name of Owner (1): Granada Community Services District
Mailing Address: PO Box 335
El Granada, CA
Zip: 94018
Phone, W: 6507267093
H: _____
E-mail Address: hatmore@granada.ca.gov

Name of Owner (2):
Mailing Address: _____
Zip: _____
Phone, W: _____
H: _____
E-mail Address: _____

Project Information

Project Location (address):
Burnham Strip

Zoning: EG/DR/CD

Assessor's Parcel Numbers: 047 — 251 — 100
047 — 251 — 110 , 047 — 262 — 010
— —
Parcel/lot size: varies SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)

See Project Narrative

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):

See Project Narrative

Describe Existing Structures and/or Development:

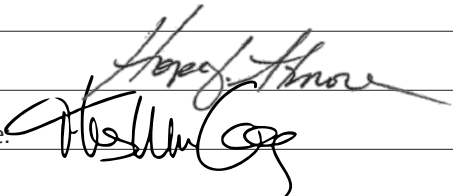
Signatures

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's signature: _____

Owner's signature: _____

Applicant's signature: _____



Planning and Building Department

Application for a Coastal Development Permit

455 County Center, 2nd Floor • Redwood City, CA 94063
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849

Companion Page

Applicant's Name: Tom Conroy/Granada CSD

Primary Permit #: _____

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Coastal Development Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

2. Basic Information

Does the owner or applicant own any adjacent property not listed?

☐ Yes ☒ No

If yes, list Assessor's Parcel Number(s):

Have you or anyone else previously applied to either the County of San Mateo or the California Coastal Commission for a Coastal Development Permit for this or a similar project at this location?

☐ Yes ☒ No

If yes, explain (include date and application file numbers).

3. Materials and Finish of Proposed Buildings or Structures

Note: By completing this section you do not need to file a separate application for Design Review Approval.

Fill in Blanks:	Material	Color/Finish	Check if matches existing
a. Exterior Walls	_____	_____	☐
b. Trim	_____	_____	☐
c. Roof	_____	_____	☐
d. Chimneys	_____	_____	☐
e. Accessory Buildings	_____	_____	☐
f. Decks/Stairs	_____	_____	☐
g. Retaining Walls	<u>gabion</u>	<u>unfinishe</u>	☐
h. Fences	<u>split rail</u>	<u>natural</u>	☐
i. Storage Tanks	_____	_____	☐

4. Project Information

Does this project, the parcel on which it is located or the immediate vicinity involve or include:

	Yes	No
a. Demolition of existing housing units? (If yes, give value of owner-occupied units or current monthly rent of rental units in explanation below.)	☐	☒
b. Creeks, streams, lakes or ponds?	☒	☐
c. Wetlands (marshes, swamps, mudflats)?	☒	☐
d. Beaches?	☐	☒
e. Sand Dunes?	☐	☒
f. Sea cliff, coastal bluffs or blufftops?	☐	☒
g. Ridgetops?	☐	☒
h. Pampas Grass, invasive brooms or Weedy Thistle?	☐	☒
i. Removal of trees or vegetation?	☒	☐
j. Grading or alteration of landforms?	☒	☐
k. Landscaping?	☒	☐
l. Signs?	☒	☐
m. Phone or utility line extensions or connections, either above or below ground (explain which)?	☐	☒
n. Areas subject to flooding?	☐	☒
o. Development on slopes 30% or steeper?	☐	☒

p. Between the sea and the nearest public road?	☐	☒
q. Existing or proposed provisions for public access to the shoreline?	☐	☒
r. Public or commercial recreation facilities?	☒	☐
s. Visitor-serving facilities?	☐	☒
t. Existing or proposed public trail easements?	☐	☒

Explain all Yes answers below. Indicate whether the item applies to the project itself, the parcel on which it is located, or the immediate vicinity (attach additional sheets if necessary):

See project narrative & project plans

5. Staff Use Only

California Coastal Commission Jurisdiction

A. Does the Proposed Project Involve:

1. A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?
☐ Yes ☒ No
2. Construction or grading within 100 feet of a stream or wetland?
☒ Yes ☐ No
3. A parcel located between the sea and the first public through road paralleling the sea; 300 feet from the inland extent of any beach or mean high tide line if there is no beach; or within 300 feet of the top of the seaward face of a coastal bluff?
☐ Yes ☒ No

Yes to any one of the above means that the Coastal Development Permit is appealable to the Coastal

Commission; a public hearing is always required.

B. Does the proposed project involve lands below the mean high tide line and lands where the public trust may exist? (See "Post CCP Certification Permit and Appeal Jurisdiction Map).

☐ Yes ☒ No

Yes to above means that the California Coastal Commission retains permit jurisdiction over all or part of the proposed project. A Coastal Development Permit from that agency is required.

Reviewed by:

Planning and Building Division

455 County Center, 2nd Floor Redwood City • CA • 94063
Mail Drop PLN 122 • Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

Application for a Use Permit

Companion Page

(None-telecommunications Only)

Applicant's Name : Tom Conroy / Granada CSD

Primary Permit #: _____

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Use Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

2. Project Information

This application is for: ☒ Initial Use Permit

☐ Renewal or Administrative Review of Existing Use Permit
Original Permit #: _____

☐ Amendment to an Existing Use Permit
Original Permit #: _____

☐ Initial New / Renewal Cell Site

If an initial permit, please describe specifics of proposed operation (ie. hours of business, number of employees, activities, etc.).
If an amendment to an existing permit, please describe the specific proposed changes in the operation.

Existing building currently used as a preschool to be renovated into a community recreation center;

existing undeveloped open space to be converted into an active and passive recreational space.

See project narrative and project plans.

3. Required Finding (Submit response to the Finding on separate attached page)

To approve this application, the County must determine that this project complies with all applicable regulations including the following specifically required finding:

That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

Write a brief statement in which you present evidence to support the required finding.

See Project Narrative

Write a brief statement to the following finding if the proposed project is a cell site.

That the proposed project is necessary for the public health, safety, convenience or welfare, since it will continue to provide the clarity, range and service of the existing cellular communications network in the area for the public.

4. Submittal Plan Requirements

The plans, 24"x36" shall contain the following:

- (1) One set of plan reductions
- (2) Boundary lines of the site.
- (3) The location of any existing buildings, structures, easements or underground utilities on the property where the work is to be performed.
- (4) Accurate contours showing the topography of the existing ground extending at least 10 feet outside all boundary lines of the project site.
- (5) Elevations, locations, extent and slope of all proposed final grading shown by contours.
- (6) Specifications, cross-sections, profiles, elevations,

dimensions and construction details based on accurate field data.

(7) General location and character of vegetation covering the site, including all trees proposed to be removed and all trees 12" dbh within 20 feet of the area to be disturbed.

(8) Amount s of grading cubic yards, cut and fill

(9) Name and registration number of the registered California civil engineer under whose direction the plan is prepared.

(10) RF report to include individual and cumulative impacts.

(11) If no other cell facilities exist on subject parcel, carrier must submit a letter explaining reasons for a chose location.

Environmental Information Disclosure Form

Planning and Building Department

PLN _____

BLD _____

Project Address: Burnham Strip, El Granada

Name of Owner: Granada Community Services District

Address: PO Box 335 El Granada, CA 94018

Phone: 6507267093

Assessor's Parcel No.:

047-251-100

047-251-110

047-262-010

Name of Applicant:

Tom Conroy/Kankel Conroy Rose & Hill

Address:

Landscape Architecture

730 Mill Street, Half Moon Bay, CA 94019

650-726-7100

Zoning District: EG/DR/CD

Existing Site Conditions

Parcel size: _____

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). Existing building to be converted to community recreation center; remainder of site is undeveloped passive

Existing building to be converted to community recreation center; remainder of site is undeveloped passive

open space; multiple easements exist, as to drainages. See project plans.

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
☐	☒	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
☐	☒	b. Construction of a new multi-family residential structure having 5 or more units?
☒	☐	c. Construction of a commercial structure > 2,500 sq.ft?
☐	☒	d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? _____
☒	☐	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>1560</u> c.y. Fill: <u>3450</u> c.y.
☐	☒	f. Subdivision of land into 5 or more parcels?
☒	☐	g. Construction within a State or County scenic corridor?
☐	☒	h. Construction within a sensitive habitat?
☐	☒	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
☐	☒	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

New Community Center Community Room structure

Grading for park features

Signature required on reverse →

2. National Marine Fisheries Rule 4(d) Review

Yes	No	Will the project involve:
☐	☒	a. Construction outside of the footprint of an existing, legal structure?
☐	☒	b. Exterior construction within 100-feet of a stream?
☐	☒	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
☐	☒	d. Land-use within a riparian area?
☐	☒	e. Timber harvesting, mining, grazing or grading?
☒	☐	f. Any work inside of a stream, riparian corridor, or shoreline?
☐	☒	g. Release or capture of fish or commerce dealing with fish?

Please explain any "Yes" answers:

Bridge over ephemeral drainage

3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
☒	☐	a. <u>A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</u> If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.
☒	☐	b. <u>Land disturbance of 1 acre or more of area?</u> If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) prior to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

Signed:



(Applicant may sign)

Date:

6/18/2026

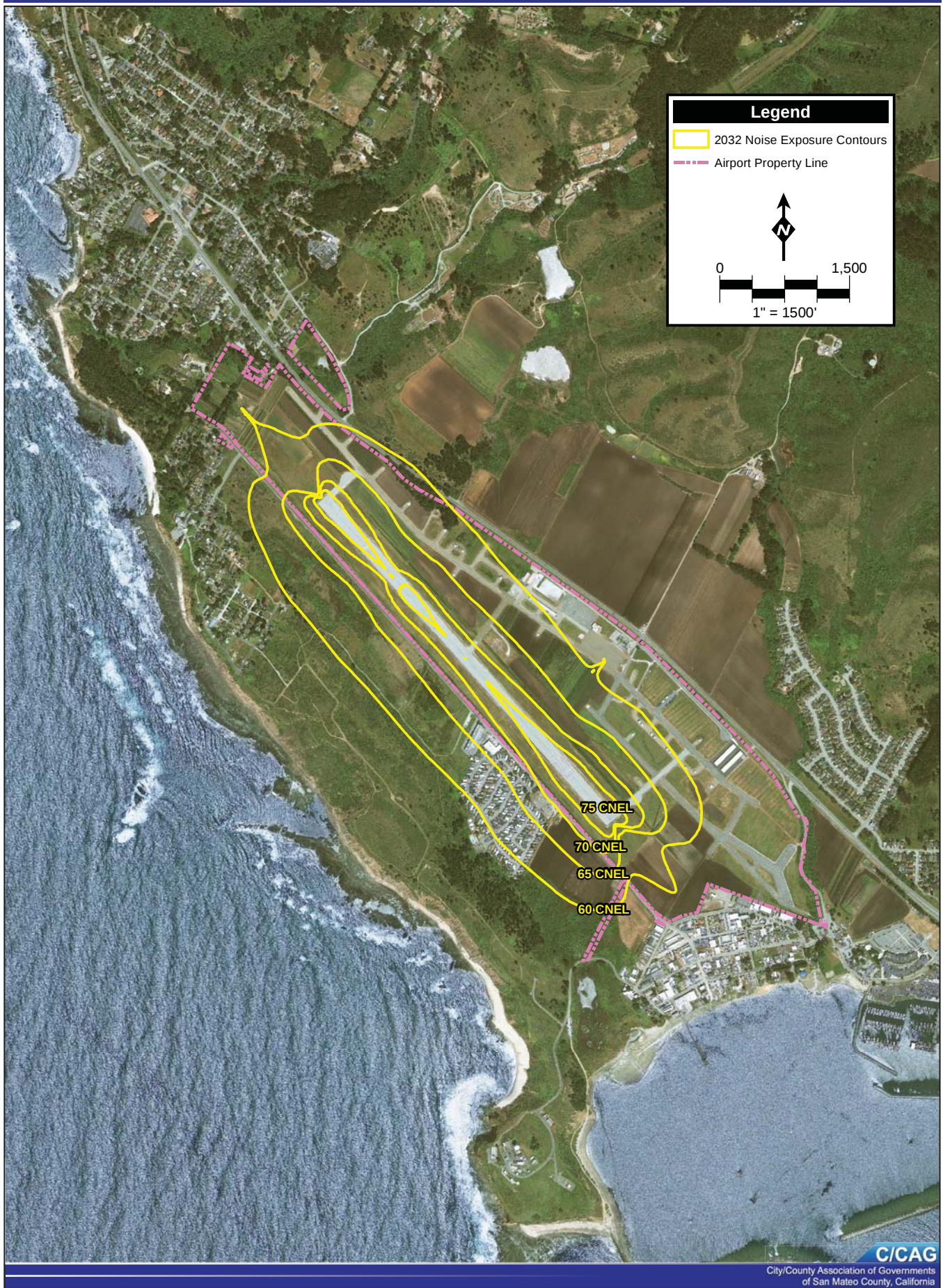


Exhibit 4B
2032 NOISE EXPOSURE CONTOURS

