



SAN FRANCISCO PLANNING DEPARTMENT

Notification of Project Receiving Environmental Review

Date: October 21, 2019
Case No.: 2018-017279ENV
Project Address: **501 Tunnel Avenue**
Zoning: San Francisco: M-1 (Light Industrial), M-2 (Heavy Industrial) and RH-1 (Residential House, Single Family) Use Districts and 40-X Height and Bulk District
 Brisbane: HC-Heavy Commercial Zoning District¹
Block/Lot/APN: San Francisco: 5099/002; 5091/010-011; 5104/001, 004, 005; 4991/007-009, 068, and 954
 Brisbane: 005340050; 005152290; 005152350; 005152020; 005152999; 005152030; 005152220; 005152280; 005152310; 005152040; 005152340; 005152360; 005152330; 005152270
Lot Size: Approximately 44 acres (1,916,640 square feet)
Staff Contact: Jennifer McKellar – (415) 575-8754
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PROJECT DESCRIPTION:

Recology is proposing the Recology Facility Modernization Project (proposed project) at its existing 501 Tunnel Avenue facility. The existing facility, which is Recology’s solid waste collection and transfer center, is an approximately 44-acre campus that spans the border between the City and County of San Francisco and the City of Brisbane in San Mateo County. The proposed project is located in the Visitacion Valley neighborhood of San Francisco and the Beatty subarea of Brisbane. The proposed project would consolidate and modernize Recology’s existing operations to maximize efficiency and support the City of San Francisco’s Zero Waste efforts. Specifically, current office operations, fleet-maintenance operations, and fleet storage at 900 7th Street and 250 Executive Park Boulevard in San Francisco would be consolidated in newly constructed facilities on the 44-acre 501 Tunnel Avenue campus.

Within the San Francisco portion of the campus, the proposed project would involve the following components:

- Demolition of an existing 11,300-square-foot (sf) fleet maintenance building; a 4,413-sf environmental learning center; an outdoor storage yard; and a surface parking lot fronting Lathrop Avenue
- Construction of a 67-foot-tall, 71,200-sf construction and demolition facility with a detached single-story, 4,000-sf staff support office; a three-story, 55,600-sf office building with an adjacent single-story, 7,800-sf arts and education facility; and a three-story, 116,700-square foot parking structure (containing 350 parking spaces)

¹ The City of Brisbane General Plan controls for height and bulk via a maximum floor area ratio (FAR) of 1.0 in the project area.

- Repurposing of the existing construction and demolition integrated material recovery facility (iMRF) area as an expanded municipal solid waste sorting operation
- Relocation and enhancement of an existing landscaped buffer at the northeast corner of the project site to create an improved landscaped buffer for the adjacent Little Hollywood neighborhood; the relocated buffer would replace the demolished surface parking lot fronting Lathrop Avenue and would require excavation of approximately 25,000 cubic yards of soil and fill of approximately 12,000 cubic yards of soil
- Relocation of an existing liquid natural gas fueling station located on the south side of Recycle Road to a location approximately 350 feet northwest on the north side of Recycle Road
- Relocation of a compressed natural gas fueling station on Beatty Avenue to a location approximately 150 feet west along Beatty Avenue
- Streetscape improvements along Tunnel Avenue to provide a pedestrian connection between the sidewalk adjacent to the Recology campus on the east side of Tunnel Avenue and the Bayshore Caltrain stop on the west side of Tunnel Avenue
- Modification of the existing Solid Waste Facilities Permit to increase the number of allowable vehicle trips to the project site (including garbage trucks, Recology staff, and public drop off) by 3 to 5 percent to accommodate projected annual operational growth resulting from population growth and closure of other nearby regional waste facilities
- A "land swap" transaction with the City of San Francisco involving a portion of the berm along Alana Way and the undeveloped eastern terminus of the Visitacion Avenue right-of-way (both currently owned by the City and County of San Francisco) in exchange for a portion of Lathrop Avenue and a section of adjacent property south of Lathrop Avenue (currently owned by Recology)

Within the portion of the campus located in the City of Brisbane, the proposed project would include the following components:

- Construction of a two-story, 67,000-sf fleet maintenance facility and a two-story, 13,600-sf welding shop
- Demolition of approximately 154,311 square feet of small shop spaces and administrative offices to create a fleet storage area for approximately 265 vehicles

PURPOSE OF NOTICE:

The proposed project is being studied by the Planning Department's Environmental Planning Division to determine its potential environmental effects. No environmental documents have been issued for this project. Public comments concerning the potential environmental effects of this project are welcomed. In order for your concerns to be fully considered or to ensure your receipt of future environmental review documents for this project, **please contact the staff identified above by November 4, 2019**. This notice is routinely sent to community organizations, tenants of the affected property and properties adjacent to the project site, and those persons who own property within 300 feet of the project site. Anyone receiving this notice is encouraged to pass on this information to others who may have an interest in the project.

Environmental review provides information on physical environmental effects and does not make recommendations on the project itself. Other review or approval actions may be required for the project.

These actions may involve further public notification and public hearings. If you have comments on the proposed project that pertain to matters other than physical environmental effects, please note the file number and contact Ella Samonsky at (415) 575-9112 or ella.samonsky@sfgov.org.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.