



**NOTICE OF PREPARATION
OF AN EIR AND SCOPING MEETING FOR THE PROPOSED
INFINITE 131 PROJECT**

To: Agencies, Organizations, and Interested Parties

From: City of South San Francisco, Economic and Community Development Department

Subject: Notice of Preparation (NOP) of an Environmental Impact Report (EIR) in Compliance with Title 14, Sections 15082(a), 15103, and 15375 of the California Code of Regulations (CCR; Title 14, Chapter 3 of the CCR is described herein as the California Environmental Quality Act (CEQA) Guidelines). The City of South San Francisco (City) is the Lead Agency under CEQA for the proposed project identified below. The City will prepare an EIR for the proposed project identified below:

Project Title: Infinite 131 Project. The project location and a summary of the project description are included below and on the following pages.

Current Environmental Review: To ensure that the proposed project is fully analyzed under CEQA, a Focused EIR will be prepared in compliance with Title 14, Section 15161 of the CCR. An Initial Study checklist is being prepared to supplement the Focused EIR analysis. In accordance with CEQA requirements, all environmental topic areas will be addressed between the Focused EIR and Initial Study Checklist.

As discussed below, the proposed project consists of the construction of the proposed Infinite 131 project, the construction of off-site transportation and circulation improvements to accommodate traffic generated by the Infinite 131 project, and the redesignation and rezoning of five parcels north of the Infinite 131 project site (collectively, the proposed project). The EIR will provide a project-level analysis of the proposed Infinite 131 project and off-site transportation and circulation improvements, pursuant to Section 15161 of the CEQA Guidelines, and a program-level analysis of the redesignation and rezoning of the five off-site parcels, pursuant to Section 15168 of the CEQA Guidelines. The EIR may be relied on by other agencies, including the San Francisco Bay Conservation and Development Commission as a Responsible Agency pursuant to Section 15381 of the CEQA Guidelines, for purposes of approving aspects of the proposed project within those agencies' respective jurisdictions. The proposed project is further described below.

Agency/Public Comments: The City requests your comments regarding the scope and content of the environmental review to be conducted for the proposed project. Normally, State law requires that your response be received no later than thirty (30) days after receipt of this notice. However, given the Thanksgiving Holiday, the City will accept written comments on this NOP between November 1, 2023, and December 8, 2023. Please send your comments by email to billy.gross@ssf.net or by mail to:

City of South San Francisco
Department of Economic and Community Development
Attn: Billy Gross, Principal Planner
315 Maple Avenue
South San Francisco, CA 94080

Scoping Meeting: Pursuant to Public Resources Code Section 21083.9 and Sections 15206 and 15082 of the CEQA Guidelines, the Lead Agency also hereby gives notice of a public scoping meeting on this project to receive comments on the scope of the EIR. The Lead Agency will conduct a virtual scoping meeting on Tuesday, November 28, 2023, beginning at 1:30 PM, via webinar and telephone conference line. During the scoping meeting, agencies,

organizations, and the public will have an opportunity to submit comments. The scoping meeting will include a presentation providing an overview of the project and the CEQA process, followed by a question and answer session for online and phone attendees. Please note that comments are limited to three minutes per speaker.

To access the scoping meeting webinar, please use this link from your computer, tablet or smartphone:

<https://ssf-net.zoom.us/j/85288004565?pwd=TVFCOVdxY2t3ejYzbUVVMHpHSU1BUT09>

You may need to install the Zoom app on your device prior to the meeting:

<https://zoom.us/download>

You can also dial in to the meeting using your phone:

United States (Toll Free): 1 (669) 444-9171

Meeting ID: 852 8800 4565

Passcode: 439429

You can also find your local dial-in number at the following link:

<https://ssf-net.zoom.us/u/kIRhgGH0H>

Please note that there are three ways to comment during the meeting:

1. ***Send a comment via email to billy.gross@ssf.net.*** City staff will monitor emails during the meeting and an email comment received during the meeting will be read into the record. Your email should be limited so that it complies with the 3-minute time limitation for public comment.
2. ***Call the Planning Division Hotline at (650) 829-4669.*** Voice Messages will be monitored during the meeting and read into the record. Your voicemail should be limited so that it complies with the 3-minute time limitation for public comment.
3. ***Submit a comment via the “chat” function in the Zoom meeting app.*** City staff will monitor the chat, and will read comments and questions into the record.

EIR Process: An Initial Study is being prepared that considers all applicable environmental topic areas in Appendix G of the CEQA Guidelines. Following the close of the NOP comment period, a Focused Draft EIR will be prepared for topics where the Initial Study analysis identifies a potential for a significant impact to occur. The Draft EIR will take into consideration NOP comments. In accordance with CEQA Guidelines Section 15105(a), the Draft EIR will be released for public review and comment for the required 45-day review period. Following the close of the public review period, the City will prepare a Final EIR that will include responses to all substantive comments received on the Draft EIR. The Draft EIR and Final EIR will be considered by City decision-makers in making the decision to certify the EIR and to approve or deny the components of the proposed project subject to review and approval by the City. If certified by the City, the EIR may be relied on by other agencies for purposes of carrying out portions of the proposed project within their respective jurisdictions.

Project Location & Existing Conditions: The approximately 17.67-acre project site comprises one parcel at 131 Terminal Court in the City of South San Francisco (see Figure 1, Project Location), and is identified as Assessor’s Parcel Number (APN) 015-113-210. The project site is currently occupied by the Golden Gate Produce Terminal, a produce market facility, and associated surface parking. There are approximately 475 existing employees on the project site. The project site outside the existing building footprints is covered with asphalt and concrete paving, with minimal surrounding landscaping and no trees. The southern part of the project site also includes a portion of the shoreline band within the jurisdiction of the San Francisco Conservation and Development Commission (BCDC), adjacent to the navigable slough that feeds into the San Bruno Canal south of the project site. In addition, the project site is approximately 1-mile northwest of San Francisco International Airport (SFO).

The project site is designated in the City of South San Francisco’s (City’s) Zoning Code and in the *Shape SSF 2040 General Plan* (General Plan) and *Lindenville Specific Plan* (Specific Plan) as Mixed Industrial High (MIH). A General Plan, Specific Plan, and Zoning Amendment are anticipated as part of the proposed project to ensure policy consistency.

Surrounding land uses include industrial and commercial uses. Specifically, Terminal Court and a large Park N' Fly surface parking lot are north of the project site, a large surface parking lot and U.S. 101 (known as Bayshore Freeway) are adjacent to the eastern portion of the project site, the navigable slough that feeds into San Bruno Canal is south of the project site, and several mixed industrial and commercial buildings and San Mateo Avenue are west of the project site. The project site is approximately 1 mile west of the San Francisco Bay and 0.30 mile west of a portion of the San Francisco Bay Trail that runs along the San Bruno Canal.

Project Description:

Proposed Project. The proposed project includes the construction of new research and development (R&D) and amenity uses with a maximum anticipated total building area of up to approximately 1.7 million square feet. The proposed project would demolish all existing on-site uses and construct six buildings (I131S A, I131S B, I131S C, I131S D, I131N A, and I131N B) collectively referred to as the I131N buildings and I131S buildings, with approximately 1,632,000 square feet of R&D uses and approximately 68,000 square feet of amenity uses. Building heights would range from two to six stories, with the maximum building height being 113 feet 6 inches to the top of the rooftop appurtenances. In addition, the proposed project would include two parking garages, associated with the I131N buildings and the I131S buildings, as well as surface parking. The I131N parking garage would be approximately 551,631 square feet and approximately 100 feet tall. It would include three levels of below-grade parking, as well as nine levels of above-grade parking. The I131S parking garage would be approximately 453,034 square feet and include two levels of below-grade parking. In total, the proposed project would provide approximately 3,049 parking spaces, including 114 surface parking spaces. The proposed buildings would be tied together through a cohesive network of landscaping and open space. Two central courtyards, that would provide approximately 115,130 square feet of open space, would be located along the interior of the project site, and framed by the shape of the I131N and I131S buildings to prioritize pedestrian- and bike-friendly connections. The proposed project would also include associated utility and circulation improvements. The proposed project would require General Plan, Specific Plan and Zoning Code amendments to change the existing land use and zoning designations from Mixed Industrial High (MIH) to Business Technology Park High (BTP-H) and allow development of the R&D campus.

Off-site Transportation and Circulation Improvements: The proposed project may require off-site transportation and circulation improvements to accommodate traffic that would be generated by the proposed project. Such improvements could include new traffic signals, crosswalks, sidewalks, bikeways, and driveway connections along Terminal Court, Shaw Road, and/or Produce Avenue. A local transportation analysis is currently underway which will identify the specific types and locations of improvements that would be needed. The potential environmental effects that could occur from constructing the necessary improvements will be evaluated in the Draft EIR.

Off-Site Redesignation Area. In addition to the General Plan, Specific Plan, and Zoning Code amendments required for the proposed project, the project would also require additional amendments to the General Plan, Specific Plan, and Zoning Code to redesignate five parcels north of the project site across Terminal Court located at 120 Terminal Court, 196 Produce Avenue, 160 Produce Avenue, and 140 Produce Avenue (APNs 015-113-350, 015-113-290, 015-113-340, 015-113-330, 015-113-320). The five off-site redesignation parcels are currently designated as Mixed Industrial High (MIH) under the General Plan, Specific Plan, and Zoning Code, and would be redesignated to BTP-H, consistent with the proposed land use and zoning for the project site. The five parcels are approximately 7.28- acres and are currently comprised of a large Park N' Fly surface parking lot and a Shell gas station. The purpose of the off-site redesignation parcels is to ensure that future development is cohesive and consistent with the development proposed as part of the project. The proposed project does not include the construction of any new uses or any other type of development within the five parcels as part of the redesignation, and existing uses would be maintained. Therefore, no direct impacts on the environment would occur. However, the analysis in the Draft EIR will evaluate the reasonably foreseeable indirect impacts that could result from the proposed off-site redesignation parcels. Future development within the five parcels, should it occur, would be subject to additional environmental review in accordance with CEQA, potentially tiering from the analysis for the off-site redesignation parcels in the EIR.

Probable Environmental Impacts:

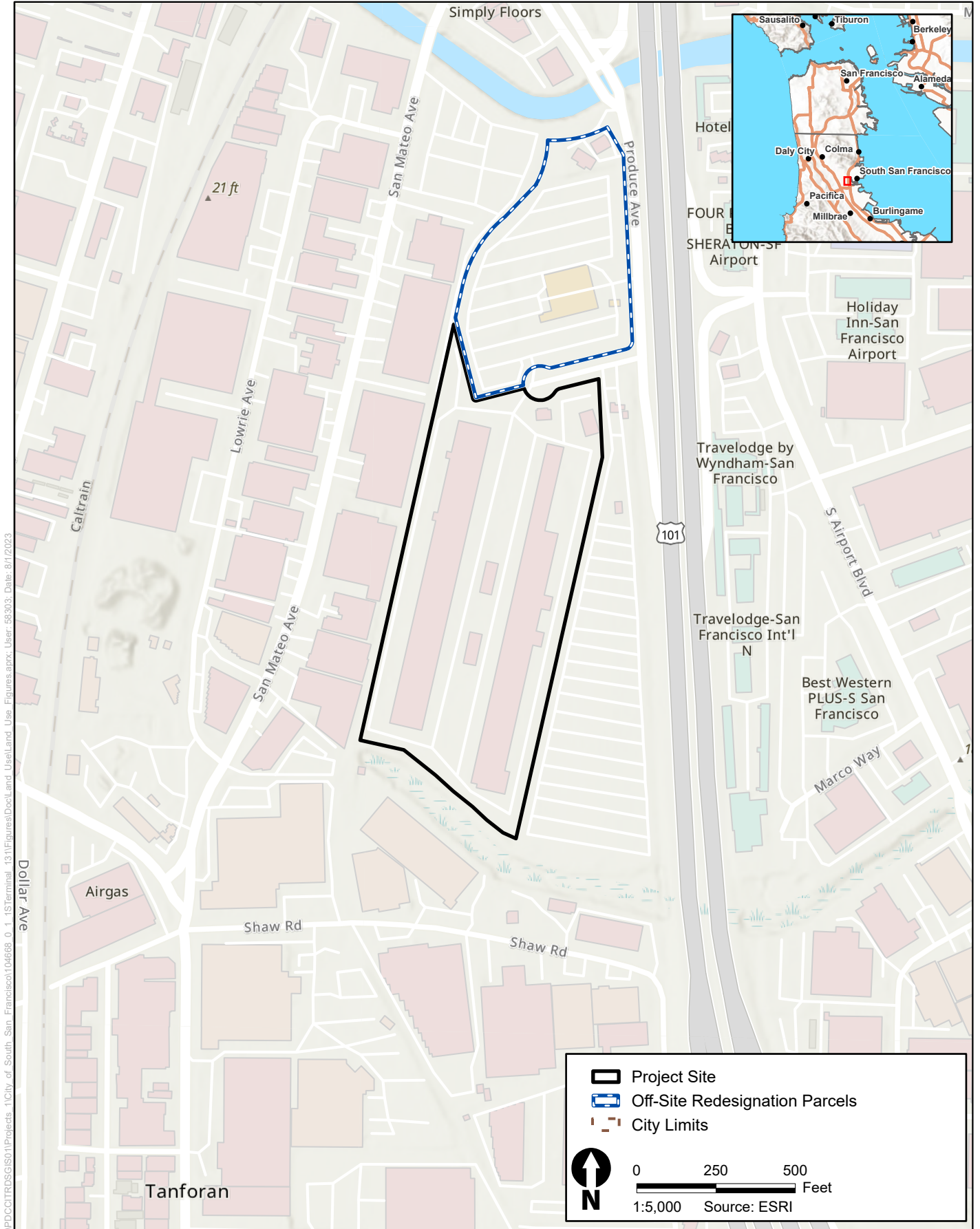
It is anticipated that the following CEQA environmental issue areas are likely to result in potentially significant impacts and therefore will be addressed in the Focused EIR: Air Quality, Greenhouse Gas Emissions, Cultural Resources, Noise, and Transportation. The following remaining environmental issue areas are anticipated to not result

in potentially significant impacts and therefore will be evaluated and scoped out from further review in the Initial Study Checklist: Aesthetics, Agriculture and Forestry Resources, Biological Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The Focused EIR will provide a discussion indicating the reasons why these topics are not evaluated in detail in accordance with CEQA Guidelines Section 15128.

In accordance with Section 15130 of the CEQA Guidelines, the Draft EIR will evaluate cumulative impacts of the project, including the effects of other past, present, and reasonably foreseeable projects in the vicinity. Per Section 15126.6 of the CEQA Guidelines, the EIR will also identify and evaluate a range of reasonable alternatives to the proposed project, including a No Project Alternative.

Date: November 1, 2023

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Figure 1
Project Location Map

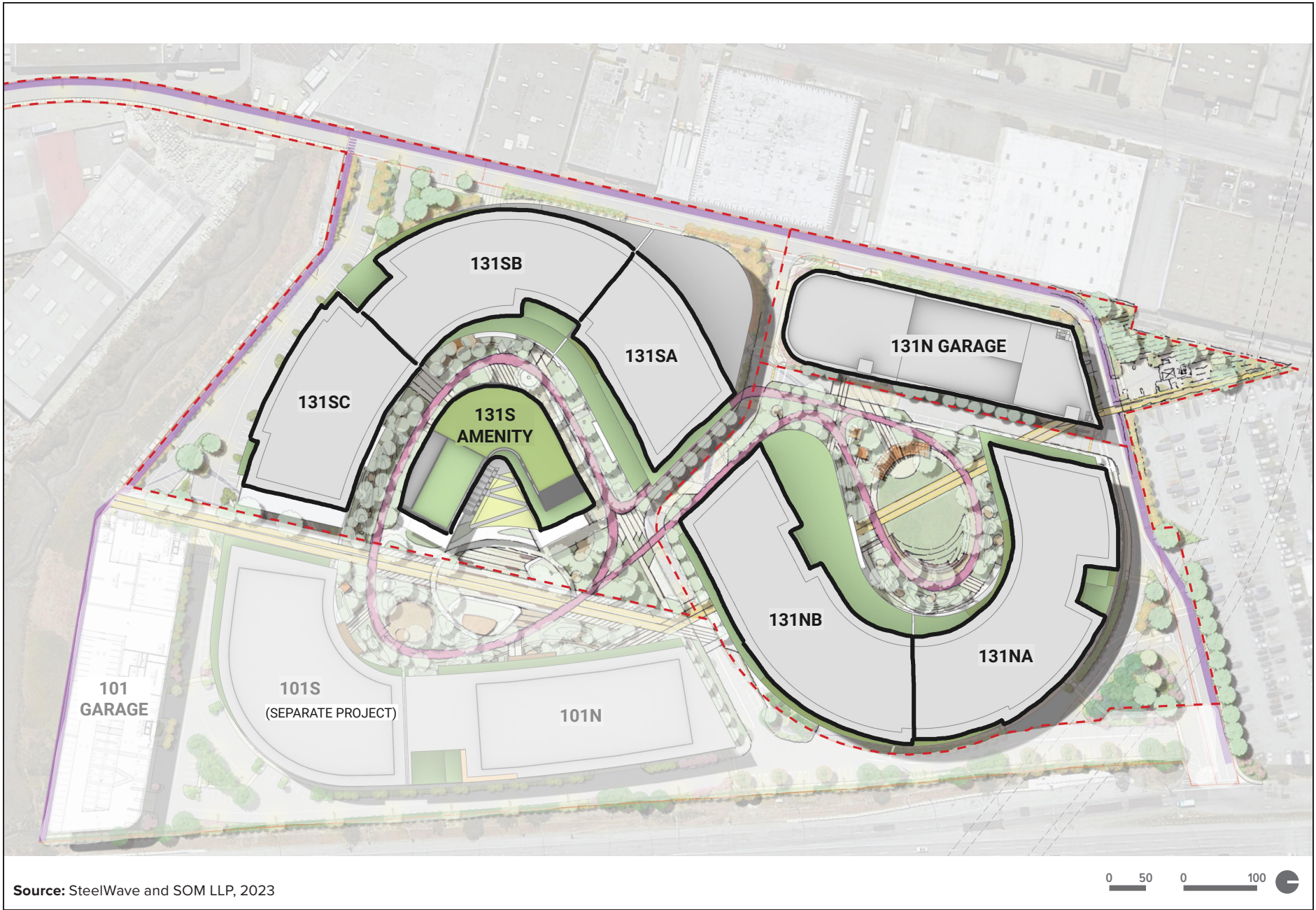


Figure 2
Conceptual Site Plan