



COMBINED NOTICE OF RELEASE AND AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT, AND NOTICE OF PUBLIC HEARING FOR THE INFINITE 131 PROJECT

NOTICE IS HEARBY GIVEN: that the City of South San Francisco Planning Division has prepared a Draft Environmental Impact Report (Draft EIR) for the Infinite 131 project (project). This Draft EIR is now available for public review and comment. The Draft EIR may be accessed on the City's website at <https://weblink.ssf.net/weblink/Browse.aspx?dbid=0> under the Planning, Environmental Reports folder. Physical copies of the Draft EIR and all documents incorporated by reference in the Draft EIR are available for review at the Planning Division at 315 Maple Avenue, the Main Library at 901 Civic Campus Way, the Grand Avenue Library at 306 Walnut Avenue, and the City Clerk's Office at 400 Grand Avenue.

ENVIRONMENTAL REVIEW: To ensure that the proposed project is fully analyzed under CEQA, a Focused EIR was prepared in compliance with CEQA and the CEQA Guidelines. An Initial Study checklist was prepared to supplement the Focused EIR analysis. The Focused EIR and Initial Study checklist address all applicable environmental topic areas described in Appendix G of the CEQA Guidelines.

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 provides 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. If certified by the City, the Final EIR will be used to provide CEQA clearance for entitlement of the proposed project, including off-site improvements, and the redesignation of the five parcels. The Final EIR may be relied upon 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.

PROJECT LOCATION: The approximately 17.67-acre project site comprises one parcel at 131 Terminal Court in the City of South San Francisco, and is identified as Assessor's Parcel Number (APN) 015-113-210. The project site is occupied by 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 of 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 Bay 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 the 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. The location of the project site is shown in the attached Figure 1.

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 seven buildings (I131S A, I131S B, I131S C, I131S D, I131N A, and I131N B), collectively referred to as the I131N and I131S buildings, and a day-care center with approximately 1,632,000 square feet of R&D uses and approximately 72,050 square feet of amenity uses. Building heights would range from one to six stories, with the maximum building height being 113 feet 6 inches. In addition, the proposed project would include two parking garages, associated with the I131N and 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 2,976 parking spaces. The proposed buildings would be tied together through a cohesive network of landscaping and open spaces. Two central courtyards 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 amendments to the City's General Plan, Specific Plan, and Zoning Code amendments from MIH to Business Technology Park High (BTP-H) and allow development of the R&D campus. Figure 2 provides a conceptual site plan of the proposed project.

Off-Site Improvements. The proposed project would include off-site transportation and circulation improvements to accommodate traffic that would be generated by the project. Such improvements would include new traffic signals, crosswalks, sidewalks, bikeways, and driveway connections along Terminal Court, Shaw Road, and Produce Avenue. Additionally, the Draft EIR evaluates construction of related improvements within South San Francisco including removal, installation, or relocation of utilities, sidewalks, curbs, and streetscape improvements.

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 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 EIR evaluates 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.

Anticipated Entitlements. The anticipated entitlements required by the City of South San Francisco for implementation of the project would include the following: General Plan and Specific Plan amendments and zoning map and zoning text amendments to reflect the proposed project and off-site redesignation area; Design Review; Transportation Demand Management program approval; and Subdivision Map approval to reconfigure the existing project site parcel. The Applicant also intends to seek City approval of a Development Agreement. Additional ministerial approvals, including grading, building, hauling and encroachment permits, will also be required.

In addition to the approvals by the City of South San Francisco, review and/or approvals or actions by other agencies or entities may be required, including approvals by the City of San Bruno and the San Francisco Bay Conservation and Development Commission for offsite improvements located within their jurisdictions.

ENVIRONMENTAL IMPACTS: The Draft EIR identifies that the proposed project would result in significant and unavoidable project-level impacts and cumulatively considerable contributions to significant and unavoidable

cumulative impacts related to: operational air quality (criteria pollutants and pollutant concentrations), historic resources, and transportation and circulation (conflicts with circulation plan and hazards). All other potentially significant environmental effects of the proposed project would be reduced to less than significant levels through implementation of either existing regulatory requirements or mitigation measures as recommended in the Draft EIR.

Pursuant to CEQA Guidelines Section 15087(c)(6), the project site a controlled recognized environmental condition (CREC) was identified with a former fueling facility in the northern portion of the project site. The facility was identified as a Cortese List site, however, San Mateo County Environmental Health (SMCEH) issued a case closure letter for the site in 2014. Nonetheless, proposed future redevelopment, change in land use, or the removal of soil and/or groundwater from the site would require notification of SMCEH, as described in Section 3.9, *Hazards and Hazardous Materials*, of the Initial Study checklist. The Initial Study checklist analysis concludes that with implementation existing regulatory requirements and the recommendations provided in the project-specific Phase II Environmental Site Assessment, environmental effects associated with the Cortese List site would be less than significant.

PUBLIC REVIEW COMMENT PERIOD: The City of South San Francisco is soliciting comments regarding the analysis contained in the Draft EIR. **All comments must be received by the City of South San Francisco Planning Division no later than 5:00 PM on August 5, 2024.** Written comments on the Draft EIR may be sent via email to: billy.gross@ssf.net. For comments sent via email, please include “EIR Comments: Infinite 131 Project” in the subject line and the name and physical address of the commenter in the body of the email.

Written comments may also be sent via U.S. mail and addressed to:

Billy Gross, Principal Planner
City of South San Francisco
Department of Economic and Community Development
315 Maple Street
South San Francisco, California, 94080

Verbal comments may also be submitted at the public review and comment hearing noted below. All comments on environmental issues received during the public comment period will be considered and addressed in the Final EIR.

PUBLIC REVIEW SCHEDULE:

Public Release of Draft EIR	June 20, 2024
Planning Commission Public Review and Comment Hearing Library Parks & Recreation Building, Council Chambers Room 135 901 Civic Campus Way, South San Francisco, CA 94080	Thursday August 1, 2024 7:00 PM
45-Day Public Review Period End Date	August 5, 2024 at 5:00 PM

For additional information please contact Billy Gross, Principal Planner at (650) 877-8535 and/or billy.gross@ssf.net.

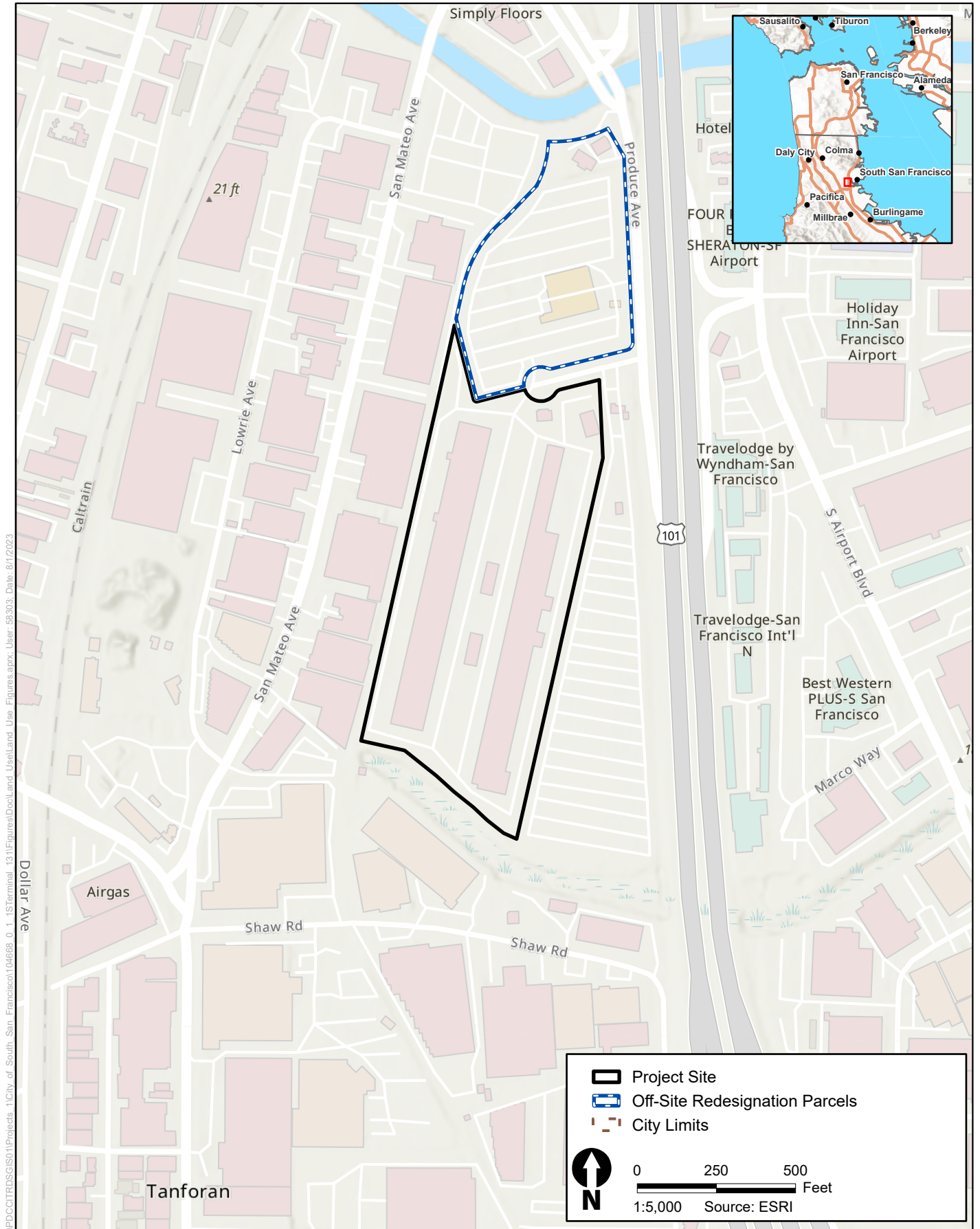


Figure 1
Project Location Map

