

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023110023**Project Title:** Infinite 131 Project

Lead Agency: City of South San Francisco

Contact Person: Billy Gross

Mailing Address: 315 Maple Avenue

Phone: (650) 877-8535

City: South San Francisco

Zip: 94080

County: San Mateo

Project Location: County: San Mateo

City/Nearest Community: South San Francisco

Cross Streets: Terminal Court and Produce Avenue

Zip Code: 94080

Longitude/Latitude (degrees, minutes and seconds): 37 ° 38 ' 46.104 " N / -122 ° 24 ' 30.096 " W Total Acres: 17.67

Assessor's Parcel No.: 015-113-210

Section: Buri Buri #150 Twp.: N/A Range: N/A Base: Mt. Diablo

Within 2 Miles: State Hwy #: US 101, I-280, I-380, SR-82

Waterways: San Bruno Canal, Colma Creek, San Francisco Bay

Airports: San Francisco International Airport

Railways: BART, Caltrain, UPRR Schools: SSF High School, All Souls

Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other: _____
☐ Mit Neg Dec Other: Final EIR ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☒ Other: Specific Plan Amendment

Development Type:

☐ Residential: Units _____ Acres _____ ☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☐ Mining: Mineral _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____ ☐ Power: Type _____ MW _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____ ☐ Waste Treatment: Type _____ MGD _____
☐ Educational: _____ ☐ Hazardous Waste: Type _____
☐ Recreational: _____ ☒ Other: 1.7 million sf of R&D and amenity uses; 3,787 employees
☐ Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☐ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☐ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☒ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☒ Other: Energy, GHG

Present Land Use/Zoning/General Plan Designation:

Mixed Industrial High

Project Description: (please use a separate page if necessary)

US 131 Terminal Court Owner, LLC (project sponsor), is proposing construction and operation of the Infinite 131 Project (proposed project), which would include demolition of approximately 126,750 square feet (sf) of industrial and operational uses that are currently occupied by the Golden Gate Produce Terminal, along with approximately 116,572 sf of open-air structures (e.g., loading docks, trash compactor areas), on a 17-67-acre site (i.e., the project site). In its place, the proposed project would construct approximately 1.7 million sf of research-and-development (R&D) uses and amenities within seven buildings, ranging from one to six-stories, along with two parking garages and additional surface parking. Landscaping would also be provided. The proposed project would require general plan, specific plan, and zoning code amendments to change the existing land use and zoning designation from Mixed Industrial High (MIH) to Business Technology Park (BTP-H) and allow development of the R&D campus. In addition, five parcels north of the project site 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), which are currently designated and zoned as MIH, would also seek general plan, specific plan, and zoning code amendments to be redesignated as BTP-H (referred to as the off-site redesignation parcels). However, the proposed project would not include the construction of any new uses as part of the redesignation of these parcels.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☒ Office of Historic Preservation
☒ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☒ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>4</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>2</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☒ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☒ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☒ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☒ Energy Commission	☒ SWRCB: Water Rights
☒ Fish & Game Region # <u>3</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	☐ Other: <u>City/County Association of Governments, BART</u>
☐ Health Services, Department of	☒ Other: <u>Metropolitan Transportation Commission, SamTrans</u>
☐ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date N/A Ending Date N/A

Lead Agency (Complete if applicable):

Consulting Firm: <u>ICF</u>	Applicant: <u>US Terminal 131 Court Owner, LLC</u>
Address: <u>595 Market Street, Suite 950</u>	Address: <u>101 California Street, Suite 800</u>
City/State/Zip: <u>San Francisco, CA. 94105</u>	City/State/Zip: <u>San Francisco, CA. 94111</u>
Contact: <u>Devan Atteberry</u>	Phone: <u>(925) 364-0898</u>
Phone: <u>(415) 677-7113</u>	

Signature of Lead Agency Representative: Gross, Billy

Digitally signed by Gross, Billy
Date: 2025.08.26 11:20:48 -0700

Date: 08/26/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.