

**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 #

**Project Title:** 751 Gateway Boulevard Project

Lead Agency: City of South San Francisco

Contact Person: Adena Friedman

Mailing Address: 315 Maple Street

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: Gateway Boulevard and Oyster Point Boulevard

Zip Code: 94080

Longitude/Latitude (degrees, minutes and seconds): 37 ° 39 ' 38.7 " N / 122 ° 23 ' 48.0 " W Total Acres: 7.4

Assessor's Parcel No.: 015-24-290 and 015-24-360

Section: Twp.: T3S Range: R5W Base: Mt. Diablo

Within 2 Miles: State Hwy #: US 101

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

Airports: San Francisco International Airport

Railways: Caltrain, UPRR

Schools: Martin Elementary, Spruce Elementary

**Document Type:**CEQA: ☒ NOP  
☐ Early Cons  
☐ Neg Dec  
☐ Mit Neg Dec☐ Draft EIR  
☐ Supplement/Subsequent EIR  
(Prior SCH No.)  
Other:NEPA: ☐ NOI  
☐ EA  
☐ Draft EIS  
☐ FONSI  
Other: ☐ Joint Document  
☐ Final Document  
Other:**Local Action Type:**☐ General Plan Update  
☐ General Plan Amendment  
☐ General Plan Element  
☐ Community Plan☐ Specific Plan  
☐ Master Plan  
☐ Planned Unit Development  
☒ Site Plan☐ Rezone  
☐ Prezone  
☒ Use Permit  
☐ Land Division (Subdivision, etc.)  
☐ Annexation  
☒ Redevelopment  
☐ Coastal Permit  
Other:**Development Type:**☐ Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
☒ Office: Sq.ft. 208,800 Acres \_\_\_\_\_ Employees up to 850  
☐ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
☐ Educational: \_\_\_\_\_  
☐ Recreational: \_\_\_\_\_  
☐ Water Facilities: Type \_\_\_\_\_ MGD☐ Transportation: Type \_\_\_\_\_  
☐ Mining: Mineral \_\_\_\_\_  
☐ Power: Type \_\_\_\_\_ MW  
☐ Waste Treatment: Type \_\_\_\_\_ MGD  
☐ Hazardous Waste: Type \_\_\_\_\_  
☒ Other: Retain 6-story office building at 701 Gateway Boulevard**Project Issues Discussed in Document:**☒ Aesthetic/Visual  
☐ Agricultural Land  
☒ Air Quality  
☒ Archeological/Historical  
☒ Biological Resources  
☒ Coastal Zone  
☒ Drainage/Absorption  
☒ Economic/Jobs☐ Fiscal  
☒ Flood Plain/Flooding  
☒ Forest Land/Fire Hazard  
☒ Geologic/Seismic  
☐ Minerals  
☒ Noise  
☒ Population/Housing Balance  
☒ Public Services/Facilities☒ Recreation/Parks  
☒ Schools/Universities  
☐ Septic Systems  
☒ Sewer Capacity  
☒ Soil Erosion/Compaction/Grading  
☒ Solid Waste  
☒ Toxic/Hazardous  
☒ Traffic/Circulation☒ Vegetation  
☒ Water Quality  
☒ Water Supply/Groundwater  
☐ Wetland/Riparian  
☒ Growth Inducement  
☒ Land Use  
☒ Cumulative Effects  
☒ Other: Energy/Wildfire/GHG**Present Land Use/Zoning/General Plan Designation:**

The Project site is zoned IV under the Gateway Specific Plan and is designated Business Commercial.

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

The proposed project would construct a new 148-foot-tall, 7-story building with approximately 208,800 square feet of lab and office uses on the existing surface parking lot. The existing office building at 701 Gateway Boulevard would be retained. The ground floor of the proposed building would include a "through lobby" with access from the north and south; the lobby would include an amenity space. An entry plaza and landscaped visitor lot would be constructed north of the proposed building. An entrance and screened service yard would be constructed south of the proposed building. The proposed project would improve pedestrian connections between the nearby Gateway Campus buildings at 701, 901, 951 and 801 Gateway Boulevard by creating a pedestrian hub. The proposed project would also include surface parking lots with a total of 418 parking spaces (including 46 parking spaces in a lot north of the proposed building) that would be used by other buildings within the Gateway Campus.

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 and "X".  
If you have already sent your document to the agency please denote that with an "S".

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

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

Starting Date January 21, 2020

Ending Date February 20, 2020

### Lead Agency (Complete if applicable):

Consulting Firm: ICF

Address: 201 Mission Street, Suite 1500

City/State/Zip: San Francisco, CA, 94105

Contact: Jessica Viramontes

Phone: (415) 677-7108

Applicant: Toon Jordan, Alexandria Real Estate Equities, Inc

Address: 1700 Owens Street

City/State/Zip: San Francisco, CA, 94158

Phone: (415) 321-3818

Signature of Lead Agency Representative: Adena Friedman

Date: 1/16/20

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