

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: Southline Specific Plan

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: South Maple Avenue and Tanforan Avenue

Zip Code: 94080

Longitude/Latitude (degrees, minutes and seconds): 37 ° 38 ' 28.74 " N / 122 ° 24 ' 59.22 " W Total Acres: 26

Assessor's Parcel No.: See attached

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 Francisco Bay, Colma Creek, San Bruno Canal

Airports: San Francisco International Airport

Railways: BART, Caltrain, UPRR

Schools: Ponderosa Elementary, St. Veronica's

Document Type:CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☐ Mit Neg Dec

Other:

☐ 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:**Development Type:**☐ Residential: Units

Acres

☒ Office: Sq.ft. 2.8 million

Acres

Employees

☐ Transportation: Type☐ Commercial: Sq.ft.

Acres

Employees

☐ Mining: Mineral☐ Industrial: Sq.ft.

Acres

Employees

☐ Power: Type

MW

☐ Educational:☐ Waste Treatment: Type

MGD

☐ Recreational:☐ Hazardous Waste: Type☐ Water Facilities: Type

MGD

☐ Other:**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:**

Business and Professional Office Space

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

See attached.

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 checked="" 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: <u>City/County Association of Governments, San Francisco Bay Ferry</u>
<input type="checkbox"/> Housing & Community Development	<input checked="" type="checkbox"/> Other: <u>Metropolitan Transportation Commission, SamTrans, BART</u>
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date May 22, 2020 Ending Date July 6, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>ICF</u>	Applicant: <u>Marcus Gilmour, Lane Partners</u>
Address: <u>201 Mission Street, Suite 1500</u>	Address: <u>644 Menlo Avenue, 2nd Floor</u>
City/State/Zip: <u>San Francisco, CA, 94105</u>	City/State/Zip: <u>Menlo Park, CA, 94025</u>
Contact: <u>Heidi Mekkelson</u>	Phone: <u>(650) 665-7085</u>
Phone: <u>(415) 677-7116</u>	

Signature of Lead Agency Representative: 

Date: 5/19/20

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

Assessor's Parcel No.: 014-250-090, 014-250-080, 014-250-050, 014-241-030, 014-241-040, and 014-232-030

Project Description:

The proposed project consists of buildout of the proposed Southline Specific Plan (Specific Plan). The EIR will provide a program-level analysis of the potential effects on the environment that could occur from implementation of the proposed project. The EIR will also provide a project-level analysis of the initial development phase of the Specific Plan (Phase 1), which is a component of the proposed project. The EIR will be used to provide CEQA clearance for adoption of the Specific Plan and entitlement of Phase 1. Following is a brief description of the proposed project, including Phase 1.

The proposed project includes a new office/research and development (R&D) campus with a maximum anticipated building area of up to 2.8 million square feet. The proposed project would demolish all existing on-site uses and construct seven office buildings, an amenities building, underground parking throughout the site, a parking structure, a new east-west connection road, and approximately 369,000 square feet of open space. Building heights would range from four to seven stories. Development associated with the proposed project would be implemented under the proposed Specific Plan, which would establish new land use development standards and design guidelines for the project site. A phased development process with three phases is anticipated. Phase 1 would include construction of the new east-west connection road described above and the following development south of the new road: three buildings totaling approximately 972,700 square feet of office, amenity, and retail space; approximately 2,000 parking spaces in a combination of below-grade parking and a temporary surface lot; and landscaping and open space amenities. Phase 1 would require approval of a detailed Precise Plan; future development phases would be approved as subsequent precise plans.