



NOTICE OF AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE GATEWAY OF THE PACIFIC 4 DENSITY TRANSFER PROJECT

SCH #2008062059

NOTICE IS HEARBY GIVEN: that the City of South San Francisco Planning Division has prepared a Draft Supplemental Environmental Impact Report (Draft SEIR) for the Gateway of the Pacific (“GOP”) 4 Density Transfer Project. This Draft SEIR is now available for public review and comment. The Draft SEIR may be accessed on the City’s website at <https://weblink.ssf.net/weblink/> under the Planning, Environmental Reports folder. Physical copies of the Draft SEIR and all documents incorporated by reference in the Draft SEIR are available for review at the Planning Division at 315 Maple Avenue, the Orange Avenue Library at 804 W. Orange Avenue, 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 Draft SEIR was prepared in compliance with CEQA and the CEQA Guidelines. As discussed below, the proposed project would modify the previously-approved GOP Master Plan project to allow the transfer of up to 120,221 square feet of development potential from an undeveloped adjacent property to the GOP Master Plan area. The development potential would then be used to expand one of the buildings approved for Phase 4 of the GOP Master Plan project by that amount, to be configured in four additional floors. Additional details are set forth below.

PROJECT LOCATION: GOP 4 site is located southeast of the intersection of Gateway Boulevard and Oyster Point Boulevard, in the City of South San Francisco, County of San Mateo. The GOP Master Plan area consists of approximately 23 acres of land and is generally bounded by Oyster Point Boulevard on the north, Gateway Boulevard on the west, a narrow band of vacant land to the east, and a hotel to the south. The GOP 4 site itself is 4.8 acres in size and is located at 850 and 900 Gateway Boulevard, which is in the northeastern portion of the GOP Master Plan area.

PROJECT DESCRIPTION: In February 2010, the City of South San Francisco approved the Gateway Business Park Master Plan project and a Precise Plan for Phase 1. Other approvals included related General Plan and zoning changes, and a Development Agreement. The environmental effects of the project were analyzed in a 2010 EIR (State Clearinghouse Number 2008062059) certified via City Council Resolution 18-2010. In addition, the City Council also adopted CEQA findings, a Mitigation Monitoring and Reporting Program (“MMRP”) and a statement of overriding considerations for the project. The master plan project involved the phased removal and replacement of existing buildings on the 22.6-acre site, construction of five to six new buildings, and construction of two to four parking structures, in up to five phases. The plan would have developed the site with a Floor Area Ratio (FAR) of 1.25, which would have resulted in approximately 1,230,570 square feet (sf) of building space.

In April 2013, the City approved modifications to the Gateway Business Park Master Plan project and the Precise Plan for Phase 1 (City Council Resolution 44-2013). The City found that

the modifications were within the scope of the 2010 EIR and re-certified that EIR (City Council Resolution 43-2013). In addition, the City re-adopted the CEQA findings, the MMRP and the statement of overriding considerations. The modifications included more flexibility in phasing, a new amenity building in Phase 1, a First Amendment to the Development Agreement, and minor changes to on-site circulation. The overall development standards and FAR of 1.25 did not change. These modifications were reflected in a revised Master Plan, which was renamed as the GOP Master Plan, and a revised Precise Plan for GOP 1. Phase 1 has since been constructed.

In December 2018, the City approved Precise Plans for Phases 2 and 3 of the GOP Master Plan project (Planning Commission Resolution 2835-2018). The Planning Commission determined that Phases 2 and 3 were within the scope of the 2010 EIR and adopted a 2018 Addendum to the previous analysis. The Precise Plans provided detailed development plans that implemented the already-approved GOP Master Plan project. Phases 2 and 3 are currently under construction.

In July 2020, the City approved a Precise Plan for Phase 4 of the GOP Master Plan project, as well as a Use Permit for an adjacent project at 475 Eccles Avenue to the southeast, which is now known as GOP 5 (Planning Commission Resolution Nos. 2859-2020 and 119-2020). The Precise Plan for the GOP 4 project provided detailed development plans that implemented the already-approved GOP Master Plan project. The GOP 4 project included two five-story buildings with R&D uses totaling 226,000 sf and a six-story parking structure, with a partial floor on the sixth level, in the northeastern portion of the GOP Master Plan area. For this project, the Planning Commission determined that Phase 4 was within the scope of the 2010 EIR and 2018 Addendum, and adopted a 2020 Addendum to the previous analysis. Construction of GOP 4 has not commenced.

The Use Permit for the GOP 5 project integrated the adjacent project at 475 Eccles Avenue into a campus that would include both the GOP Master Plan and GOP 5 projects. The GOP 5 project includes the site of some former rail spurs that previously separated the GOP Master Plan area from the 475 Eccles site, which will be converted into a publicly-accessible multi-use path connecting Oyster Point Boulevard with Forbes Boulevard, and provided pedestrian connections within the campus.

BioMed Reality (project applicant) proposes the transfer of 120,221 square feet (sf) of developable space from the GOP 5 site to the GOP 4 site. The developable space consists of what could potentially be built on the site of the former rail spurs and would be added to the northern building on the GOP 4 site as four additional floors. The portion of the GOP 5 site encompassing the rail spurs would then be deed restricted to allow no development of the density that is transferred. The new square footage on the GOP 4 site would be parked at 2 spaces per 1,000 sf, which would be accommodated by adding 2.5 floors to the previously-approved parking structure on the GOP 4 site.

ENVIRONMENTAL IMPACTS: The Draft SEIR identifies that the proposed project would result in significant and unavoidable project- and cumulative-level impacts related to vehicle miles

traveled (VMT). There would be no other new or more severe impacts than were identified in the prior environmental analysis.

Portions of the GOP Master Plan areas are located on a list of hazardous materials waste sites compiled pursuant to Section 65962.5 of the Government Code. A description of the contamination on these sites are described in detail in Section IV.G. Hazards/Hazardous Materials, of the 2010 EIR. The 2020 EIR analysis concludes that potentially significant environmental effects associated with the sites would be reduced to less than significant levels through implementation of mitigation measures as recommended in the 2010 EIR. The current project modification proposes no changes to grading or area of ground disturbance.

PUBLIC REVIEW COMMENT PERIOD: The City of South San Francisco is soliciting comments regarding the analysis contained in the Draft SEIR. All comments must be received by the City of South San Francisco Planning Division no later than 5:00 PM on March 14, 2022. Written comments on the Draft SEIR may be sent via email to: billy.gross@ssf.net. For comments sent via email, please include "EIR Comments: GOP 4 Density Transfer 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
Economic and Community Development Department
315 Maple Street
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All comments on environmental issues received during the public comment period will be considered and addressed in the Final EIR.