

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

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| SCH # |
|--------------|

Project Title: _____
 Lead Agency: _____ Contact Person: _____
 Mailing Address: _____ Phone: _____
 City: _____ Zip: _____ County: _____

Project Location: County: _____ City/Nearest Community: _____
 Cross Streets: _____ Zip Code: _____
 Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: _____
 Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: _____ Waterways: _____
 Airports: _____ Railways: _____ Schools: _____

Document Type:

| | | | |
|--------------------------------------|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

| | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

| | |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

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

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".

| | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input 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 type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input 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 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 type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: _____
Address: _____ Address: _____
City/State/Zip: _____ City/State/Zip: _____
Contact: _____ Phone: _____
Phone: _____

Signature of Lead Agency Representative:  _____ Date: 5/17/2022

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, 014-232-030, and 014-232-050 (with the addition of 102-590-010, 102-590-020, 102-590-030, 102-590-040, 102-590-050, 102-590-060, 102-590-070, 102-590-080, 102-590-090, 102-590-100, 102-590-110, 102-590-120, 102-590-130, 102-590-140, 102-590-150, and 102-590-160 under Alternative D)

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 new development would include commercial office/R&D buildings, a four-story supportive amenities building (Building 2) totaling approximately 88,200 square feet, approximately 3,064 underground parking spaces at various locations throughout the Specific Plan area, a nine-story parking structure with approximately 2,705 spaces (Parking Structure C), a new east-west connection road (Southline Avenue; provisionally named for the purpose of the Specific Plan and California Environmental Quality Act [CEQA] review), supportive utilities and related infrastructure, and up to 341,800 square feet (7.8 acres), of open space. Commercial building heights would range from four to seven stories, subject to maximum building height limits in accordance with Federal Aviation Administration (FAA) and Airport Land Use Compatibility Plan (ALUCP) requirements.

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 is anticipated. Phase 1 would include construction of the new Southline Avenue east-west connection road and the following development, generally located south of the new road: two new office buildings (Buildings 1 and 7), with a total building area of up to approximately 612,715 square feet; the four-story, approximately 88,200-square foot amenities building (Building 2); landscaping and open space amenities; and approximately up to 2,664 parking spaces in a combination of below-grade parking and the eastern portion of the nine-story parking structure located north of the new Southline Avenue (Parking Structure C). Phase 1 would require approval of a detailed Precise Plan; future development phases would be approved as subsequent precise plans.

Reduced Underground Parking Alternative Description:

After the draft EIR was released for public review, the City identified a new alternative: the Reduced Underground Parking Alternative, based in part on comments raised during the public comment period. The City reviewed the new alternative and determined that it would be feasible to implement, would meet the basic objectives of the project, and would have the potential to reduce or avoid some of the significant impacts of the project. Accordingly, an analysis of the Reduced

Underground Parking Alternative (Alternative D) has been added to the final EIR, and was determined to be the environmentally superior alternative.

Alternative D would expand the Specific Plan area to incorporate the property located at 80 Tanforan Avenue, thereby increasing the Specific Plan area by approximately 2.1 acres for a total area of approximately 28.6 acres. Under Alternative D, the existing industrial warehouse building at 80 Tanforan Avenue, would be demolished and a parking structure (Parking Structure D) with six levels of above-grade parking would be constructed. With the incorporation of Parking Structure D, the two levels of subterranean parking associated with buildout of Phase 1 under the proposed project would be eliminated. That is, under Alternative D, none of the subterranean development south of Southline Avenue that is proposed under the project would be constructed. In addition, Alternative D would eliminate development of the Parking Structure C located north of Southline Avenue during the Phase 1 project; development of Parking Structure C would still occur under the project buildout condition. Lastly Alternative D would result in slight revisions in the square footages and uses of the Phase 1 Buildings 1, 7, and 2 (amenities building). The amenities building would be reduced from four stories to three stories, while the total building area for Buildings 1 and 7 would increase by approximately 2,285 sf from approximately 612,715 sf to approximately 615,000 sf. The overall Phase 1 square footage would decrease by 16,205 sf from 700,915 sf to 684,710 sf due to the decrease in height of the amenities building.

Under Alternative D, Phase 1 would include the construction of a total of approximately 1,095 parking spaces, including 972 parking spaces in Parking Structure D, and 103 above-grade spaces in Building 2. Approximately 20 additional surface parking spaces would be located south of Southline Avenue. Access to Parking Structure D would be provided from Southline Avenue, the same as the proposed project, but would lead to the above-ground parking structure, rather than the below-grade parking proposed under the project.

The same Specific Plan and zoning designations would apply to this alternative. Alternative D would implement the same design features, transportation improvements, sustainability features, and open space and pedestrian connections within the Specific Plan area as the proposed project, with the exception that the open space proposed as part of the Tanforan Community Parklet would be expanded by approximately 11,545 square feet compared with the proposed project. Like the proposed project, Alternative D would require certain discretionary approvals for implementation, including: Specific Plan adoption, general plan amendments, zoning map and text amendments, TDM plan approval, design review, development agreement, Transportation Demand Management Plan, and precise plan(s) approval. Alternative D would also require standard City engineering, building, fire, and protected tree removal permits, along with other agency approvals (e.g., City of San Bruno, BART, Bay Area Regional Water Quality Control Board, BAAQMD, City/County Association of Governments Airport Land Use Commission, and Federal Aviation Administration).