



**COMBINED NOTICE OF RELEASE AND AVAILABILITY  
OF THE DRAFT ENVIRONMENTAL IMPACT REPORT,  
AND NOTICE OF PUBLIC HEARING ON THE  
101 GULL DRIVE PROJECT**

**NOTICE IS HEREBY GIVEN:** that the City of South San Francisco Planning Division has prepared a Draft Environmental Impact Report (Draft EIR) for the 101 Gull Drive Project. This Draft EIR is now available for public review and comment. The Draft EIR may be accessed on the City's website at <https://weblink.ssf.net/weblink/> under Planning Division/Environmental Reports (direct link here: <https://weblink.ssf.net/weblink/Browse.aspx?dbid=0>). Physical copies of the Draft EIR and all documents incorporated by reference in the Draft EIR 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.

**PROJECT LOCATION:** The project site is located at 101 Gull Drive (Assessor's Parcel Number 015-082-250), within the City of South San Francisco's "East of 101" planning area. The 3.8-acre project site is currently vacant. While the site is located along Gull Drive, it is largely separated from the roadway by a grade change and steep slope. The project site is located behind businesses fronting Eccles Avenue and Oyster Point Boulevard and existing access easements with nearby properties would provide mutual access to driveways on those roadways along with the new driveway on Gull Drive proposed as a part of this project. The location of the project is shown in Figure 1.

The site is impacted by contamination from historic and adjacent uses. During the 1950s, trash was reportedly burned on a portion of the project site and/or burn ash dumped at the site. While the burn ash located at the project site is assumed to be associated with activity at the now-closed Oyster Point Landfill across Gull Drive from the site, the project site was not used for disposal of municipal solid waste. The residual burn ash material consists of ash, brick, concrete, metal fragments, and glass, and select metals concentrations were reported at concentrations above industrial or commercial environmental screening levels, requiring further action. Additionally, migration of landfill gas from the Oyster Point Landfill had historically been a concern.

**PROJECT DESCRIPTION:** The Project Sponsor, Sanfo Group LLC, is proposing construction and operation of a new 166,613-square-foot, 7-story, office/research and development (R&D) building and an attached 4.5-story 419-stall parking garage. Site improvements would also include open space, landscaping, outdoor seating areas, pedestrian walkways, and vehicular circulation elements, including a connection to Gull Drive for the mutual access easements in the vicinity. The project site plan is shown in Figure 2.

Construction is expected to span approximately 22.5 months. No substantial excavation or subsurface parking is proposed and grading would be mostly balanced on site. Drilled piles are proposed for building support that would be drilled down to bedrock (approximately 15 to 60 feet).

The proposed project is consistent with the existing General Plan designation and zoning at the site and would require the following approvals from the City of South San Francisco: Conditional Use Permit (Parking/Loading Reduction, Incentive-Based Floor Area Ratio (FAR) Bonus, Parking Garage Rooftop Planting), Design Review, Transportation Demand Management Program.

**ENVIRONMENTAL IMPACTS:** The Draft EIR included analysis chapters for the topics of Hazards and Hazardous Materials and Transportation. All other environmental topics were addressed in the Initial Study that was circulated from October 14, 2021 through November 12, 2021.

Pursuant to CEQA Guidelines Section 15087(c)(6), the project site includes a hazardous waste site enumerated under Section 65962.5 of the California Government Code (Cortese List). The site is

described in detail in Chapter 4: Hazards and Hazardous Materials of the Draft EIR. The Draft EIR analysis concludes that potentially significant environmental effects associated with the Cortese List site would be reduced to less than significant levels through implementation of existing regulatory requirements and mitigation measures as recommended in the Draft EIR.

The Draft EIR concluded that the proposed project would result in a significant and unavoidable project-level impact related to transportation, specifically that the project would result in vehicle miles traveled per employee above target levels (more than 15% below regional averages) despite implementation of a Transportation Demand Management Plan to reduce project trips. Note that this impact is not unique to the project. Because the analysis is based on averages in the East of 101 area, this same impact would be seen for other office/R&D projects in the area that are not located within one half mile of the Caltrain station.

All other potentially significant environmental effects of the project would be reduced to less than significant levels through implementation of either existing regulatory requirements or mitigation measures as recommended in the Draft EIR or Initial Study.

**PUBLIC REVIEW COMMENT PERIOD:** The City of South San Francisco is soliciting comments regarding the analysis contained in the Draft EIR. **All comments must be received by the City of South San Francisco Planning Division no later than 5:00 PM on February 11, 2022.**

Verbal comments may be presented at the hearing indicated in the table below. Written comments on the Draft EIR may be sent by email to [stephanie.skangos@ssf.net](mailto:stephanie.skangos@ssf.net) or by mail to:

Stephanie Skangos, Associate Planner  
City of South San Francisco  
Economic and Community Development Department  
315 Maple Avenue  
South San Francisco, CA 94080

For comments sent via email, please include "EIR Comments: 101 Gull Drive Project" in the subject line and the name and physical address of the commenter in the body of the email. Please include this information in any mailed letters as well. All comments on environmental issues received during the public comment period will be considered and addressed in the Final EIR, which is anticipated to be available for public review around April 2022.

#### **PUBLIC REVIEW SCHEDULE**

Public Release of Draft EIR	December 29, 2021
Planning Commission Public Review Hearing, via Teleconference and Zoom video conference: Planning Commission Meeting agendas with dial-in and video conference access details will be available at the below link the week prior to the meeting date. Click the 'Join via Zoom' link included in the agenda to join the meeting. <a href="https://ci-ssf-ca.legistar.com/DepartmentDetail.aspx?ID=32898&amp;GUID=00089F17-549D-4750-BEAB-D874B7DB6D86">https://ci-ssf-ca.legistar.com/DepartmentDetail.aspx?ID=32898&amp;GUID=00089F17-549D-4750-BEAB-D874B7DB6D86</a>	February 3, 2022 beginning at 7:00 PM or later
45-Day Public Review Period End Date	February 11, 2022 at 5:00 PM

For additional information please contact Stephanie Skangos, Associate Planner at (650) 877-8535 and/or [stephanie.skangos@ssf.net](mailto:stephanie.skangos@ssf.net).



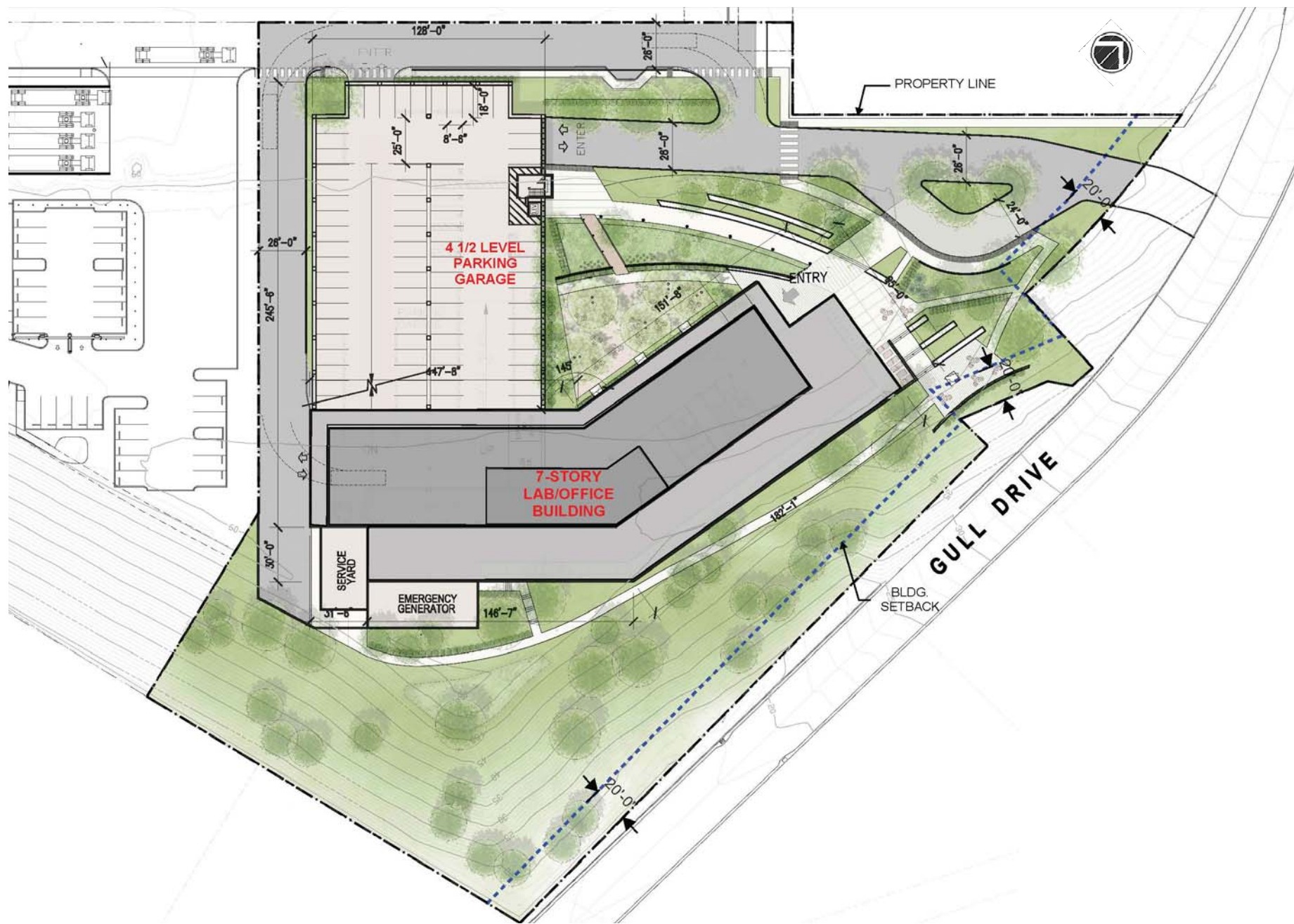


Figure 2: Project Site Plan