

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 # TBD

Project Title: 580 Dubuque Avenue Project

Lead Agency: City of South San Francisco Contact Person: Christopher Espiritu
 Mailing Address: Economic & Community Development, 315 Maple Avenue 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: Dubuque Avenue and East Grand Avenue Zip Code: 94080
 Longitude/Latitude (degrees, minutes and seconds): 37 ° 39 ' 25 " N / 122 ° 24 ' 23 " W Total Acres: 1.89
 Assessor's Parcel No.: 015-021-998 Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: U.S. 101 Waterways: San Francisco Bay
 Airports: San Francisco Airport Railways: Caltrain Schools: N/A

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: Initial Study 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: Area Plan Amd.

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. 295000 Acres 1.89 Employees 842 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: _____

Present Land Use/Zoning/General Plan Designation:

vacant / Freeway Commercial (FC) / Business Commercial

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

The project applicant, South City Ventures, LLC, is proposing construction and operation of a new 295,000-square-foot, 8-story, office / research and development (R&D) building and structured parking 4 stories below grade, with approximately 350 parking spaces. Ground floor amenities would include a fitness center, conference space, and a café with an adjacent outdoor terrace near the building's entry lobby. The applicant is targeting life science tenants. Project construction activities are anticipated to span approximately 2 years and would involve removal of contaminated soil and excavation to depths of about 60 feet below ground surface for subsurface parking.

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".

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| <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 #4 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB #2 |
| <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 #3 | <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"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

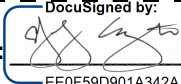
Local Public Review Period (to be filled in by lead agency)

Starting Date January 19, 2022 Ending Date February 17, 2022

Lead Agency (Complete if applicable):

Consulting Firm: Lamphier-Gregory, Inc.
Address: 4100 Redwood Road, STE 20A - #601
City/State/Zip: Oakland, CA 94619
Contact: Rebecca Auld, Vice Principal
Phone: 510-535-6690

Applicant: South City Ventures, LLC, attn: Marin Gertler
Address: 674 Via De La Valle Suite 206
City/State/Zip: Solana Beach, CA 92075
Phone: 1-858-779-1111

Signature of Lead Agency Representative:  **Date:** 1/18/2022

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