



## NOTICE OF AVAILABILITY OF PUBLIC REVIEW AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE PROPOSED 580 DUBUQUE AVENUE PROJECT

**NOTICE IS HEREBY GIVEN:** that the City of South San Francisco Planning Division has completed the *Initial Study/ Mitigated Negative Declaration (IS/MND) for the 580 Dubuque Avenue Project*. This IS/MND is now available for public review and comment. The IS/MND may be accessed on the City's website at <https://weblink.ssf.net/weblink/> under Planning Division/Environmental Reports (<https://weblink.ssf.net/weblink/Browse.aspx?dbid=0>).

Physical copies of the IS/MND and all documents incorporated by reference are available for review at the Planning Division at 315 Maple Avenue. Additional physical copies of the IS/MND are available at 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 1.89-acre project site (Assessor's Parcel Number 015-021-998) is located in the City of South San Francisco, California at the southern end of Dubuque Avenue, north of the Grand Avenue overpass as it intersects with U.S. 101. It is bordered by Dubuque Avenue and the U.S. 101 highway on the west, the Caltrain right-of-way and station property on the east and south, and development and parking on the 720 Dubuque Avenue parcel to the north. **Figure 1** shows the project location. As a part of the Caltrain station relocation and upgrade, the project site was recently used for construction staging. The project site is currently vacant and fenced.

The site is impacted by contamination from historic and adjacent uses, mostly due to historic railroad use of the site and undocumented fill. The main contamination of concern is mainly low levels of lead and other metals in the soil. Removal of impacted soil is proposed as part of the project (see below).

**PROJECT DESCRIPTION:** 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. Project site improvements would also include sidewalks, landscaping, and lighting along Dubuque Avenue. 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. **Figure 2** shows the site plan.

The site is within the boundaries of the Downtown Station Area Specific Plan (DSASP). However, the site was not specifically indicated for development in the DSASP as it was in use as part of the Caltrain station property at the time, prior to the station relocation and upgrade. Project applicants are requesting a rezoning from Freeway Commercial to Downtown Station Area Specific Plan District; Transit Office/R&D Core Subdistrict as well as a related General Plan Amendment (land use map and text amendments), East of 101 Area Plan Amendment, Downtown Station Area Specific Plan Amendment (land use map and text amendments), Zoning Map Amendments, Conditional Use Permits (Parking Reduction, Floor Area Ratio Increase), Design Review, and a Transportation Demand Management Plan.

Project construction activities are anticipated to span approximately 2 years. The project would involve removal of contaminated soil, with approximately 5 to 9 feet of soil being removed across 60% of the site and disposal of the contaminated soil off site. Excavation for subsurface parking would extend to depths of up to about 60 feet below ground surface and would require construction during excavation. Site preparation and foundation work would run approximately the first 9 months, followed by building

construction over about 12 months and finishing/paving/landscaping over about 3 months. A total of about 325 workers are anticipated to be onsite throughout the construction process.

**ENVIRONMENTAL IMPACTS:** The IS/MND that has been prepared for the project concludes that impacts of the project are considered to be less than significant with mandatory compliance with existing federal, State and local standards and the implementation of mitigation measures listed in the document. Mitigation measures relate to minimizing potential construction-period impacts, including construction dust and emissions best practices; surveys for and buffering of nesting birds; monitoring for and appropriate response to undocumented cultural, paleontological, or tribal cultural resources; compliance with design plans prepared by appropriate engineers; implementation of a Response Plan pursuant to the previously-approved CLRRRA Agreement (Docket No HSA-FY19/20-013) in coordination with the California Department of Toxic Substances Control to safely remove the contaminated soil at the project site; and implementation of measures to improve driver site distance at the shared project/Caltrain parking lot driveway intersection with Dubuque Avenue. Implementation of the project would not degrade the quality and extent of the environment or result in adverse effects on human beings, provided the project adheres to all mandated policies, rules and regulations of all relevant governing bodies.

**PUBLIC REVIEW COMMENT PERIOD:** The City of South San Francisco is soliciting comments regarding the analysis contained in the IS/MND. **All comments must be received by the City of South San Francisco Planning Division no later than 5:00 PM on February 17, 2022.** Written comments on the IS/MND may be sent via email or U.S. mail and addressed to:

Christopher Espiritu, Senior Planner  
City of South San Francisco  
Economic and Community Development Department  
315 Maple Avenue  
South San Francisco, CA 94080  
Comments may also be sent via email to Christopher.Espiritu@ssf.net

For comments sent via email, please include "MND Comments: 580 Dubuque Project" in the subject line and the name and physical address of the commenter in the body of the email.

For additional information please contact Christopher Espiritu, Senior Planner at (650) 877-8535 and/or Christopher.Espiritu@ssf.net.

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Date: January 19, 2022

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Christopher.Espiritu@ssf.net  
Telephone: (650) 877-8535

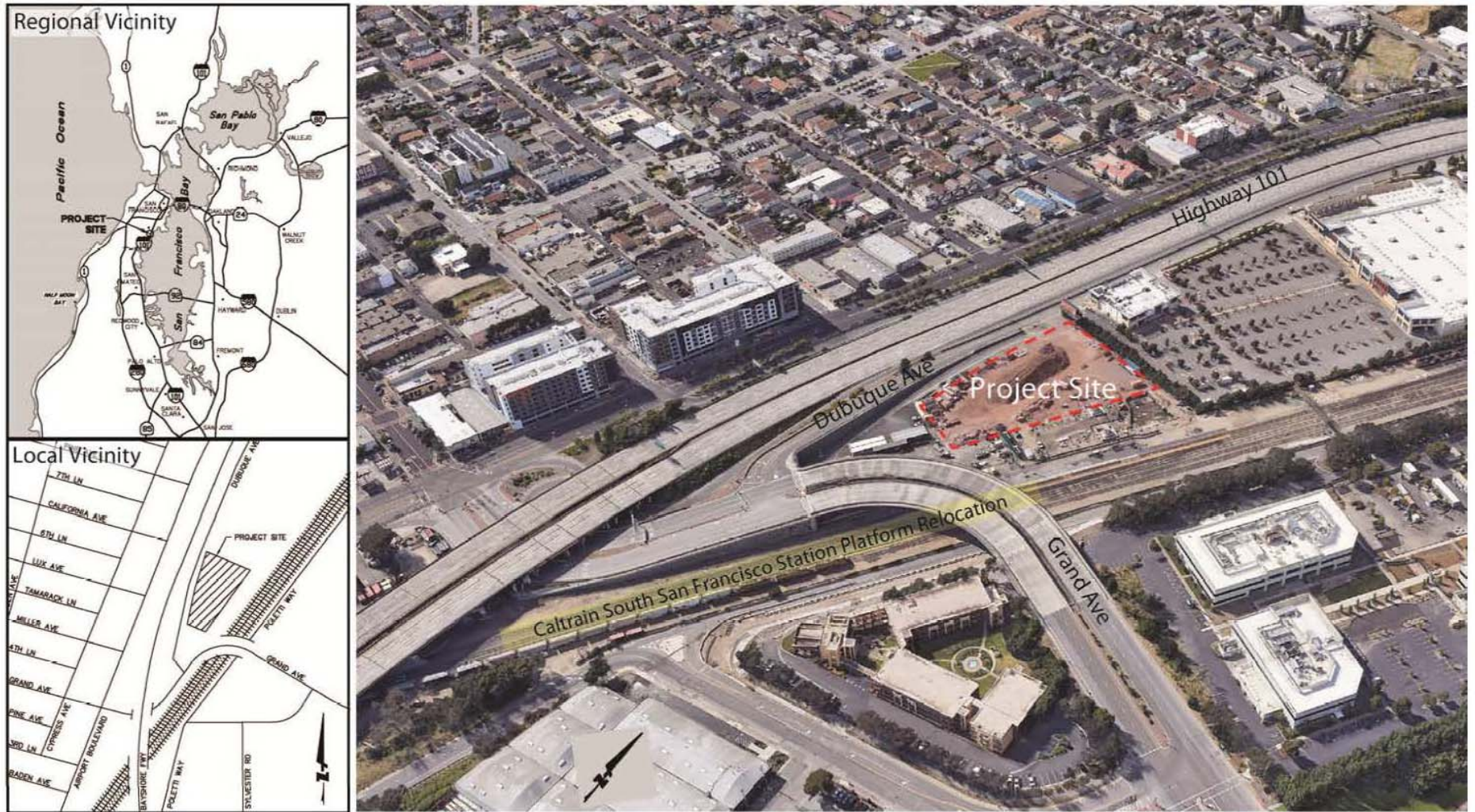


Figure 1: Project Location



Figure 2: Project Site Plan