

NOTICE OF PREPARATION For a Draft Environmental Impact Report

Date:	January 26, 2022
To:	State Clearinghouse and Interested Parties and Organizations
Project Title:	Pointe Grand Life Science Research and Development Campus Project
Lead Agency:	City of South San Francisco Planning Division City Hall Annex 315 Maple Avenue P.O. Box 711 South San Francisco, California 94083
Contact:	Christy Usher, AICP, Senior Planner, City of South San Francisco Planning Division
Public Review Period:	January 26, 2022 through February 25, 2022 (30 days) in accordance with CEQA Guidelines Section 15082

Purpose of the Notice

The intent of this Notice of Preparation (NOP) is to inform agencies and interested parties that the City of South San Francisco is preparing a Draft Environmental Impact Report (EIR) for the proposed Pointe Grand Life Sciences Research and Development Campus Project in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15082. This NOP provides information about the project and its potential environmental effects and requests that comments be provided on the proposed scope and content of the Draft EIR. A draft Initial Study will be included as an Appendix to the Draft EIR.

Project Location

The project site is 30.52 acres in size and is located near the intersection of East Grand Avenue and Harbor Way in South San Francisco. The project site is located across multiple adjacent parcels, including the following Assessor's Parcel Numbers:

- 015-042-160
- 015-042-020
- 015-042-110
- 015-042-200
- 015-042-210
- 015-042-220
- 015-042-230
- 015-042-180
- 015-032-030
- 015-042-070
- 015-032-020
- 015-042-150
- 015-042-190
- 015-042-050

The site is regionally accessible by US Highway 101 (US 101) and Interstate 380 (I-380). Figure 1 shows the location of the project site with respect to the larger Bay Area region and Figure 2 shows an aerial image of the project site.

Background

The project site is currently developed with 11 pharmaceutical or biotechnology research and development (R&D) office structures. All parcels within the site are designated as Business and Technology Park by the City of South San Francisco 1999 General Plan and Title 20, *Zoning*, of the South San Francisco Municipal Code. The project is also located within the East of 101 Area Plan.

In August 2021, the City of South San Francisco received an application for a master plan to demolish six existing R&D buildings (approximately 333,340 square feet) and construct four 6-10 story R&D buildings and associated parking structures on the site. The master plan also includes a request to increase the maximum allowable Floor Area Ratio from 0.5 to 1.0. The City is currently considering the master plan and proposed development. As part of this process, CEQA environmental analysis is required.

Project Description

The project would involve the demolition of six of the existing structures, which comprise 333,340 square feet of space. As shown in Figure 3 and Figure 4, five existing structures, totaling 293,970 square feet, would remain. The demolished structures would be replaced with three laboratory and office structures of varying heights between six and ten stories, a two-story amenity building, and two parking structures. New structures would consist of 1,035,530 square feet of new construction. New structures along with the existing structures retained would total 1,329,490 square feet and would result in a net increase in built area of 702,180 square feet, or a 53 percent increase. The project would also involve the construction of pedestrian paths throughout the project site, designed to connect with arrival points of transit and parking structures. The project would include 3,791 parking spaces, which would exceed the required 2,962 parking spaces. The project would require the following entitlements: Design Review, Conditional Use Permit for a Parking Reduction, and a Transportation Demand Management Program.

Potential Environmental Effects

An Initial Study will be prepared for the project. The City anticipates that the project would have no impact, a less than significant impact, or a less than significant impact with mitigation incorporated for all environmental issues areas evaluated under CEQA except for the following environmental issue areas:

- Air Quality
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Public Services
- Transportation
- Utilities and Service Systems

The Draft EIR will recommend mitigation measures to avoid and/or reduce impacts determined to be potentially significant, identify reasonable alternatives, and compare the environmental impacts of the alternatives to the impacts of the proposed project. The Draft EIR will also discuss the cumulative impacts of the proposed project in combination with other closely related past, present, and reasonably foreseeable probable future projects in the area. Comments provided in response to the NOP may identify additional environmental topics to be evaluated.

Providing Comments

At this time, the City is soliciting comments on the scope and content of the EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. This information will be considered when preparing the Draft EIR's discussion of

environmental impacts, mitigation measures, and alternatives. Because of time limits mandated by State law, comments must be received no later than **5:00 p.m. on February 25, 2022**, which ends the 30-day scoping period.

Comments may be submitted by U.S. mail or by email prior to the close of the scoping period.

Mail comments to:

Christy Usher, AICP, Senior Planner
Planning Division
City Hall Annex
315 Maple Avenue
P.O. Box 711
South San Francisco, California 94549

Email comments to Christy Usher at: Christy.usher@ssf.net

For comments submitted via email, please include “Scoping Comments: Pointe Grand Project” in the subject line and the name and physical address of the commenter in the body of the email.

All comments on environmental issues received during the public scoping period will be considered and addressed in the Draft EIR, which is anticipated to be available for public review in the spring of 2022. This NOP and other public review documents for this project are available for viewing online at www.ssf.net/CEQAdocuments. These documents are also available for review at the City of South San Francisco Planning Division offices (City Hall Annex) during regular business hours.

If you have any questions about the environmental review process, please contact Christy Usher at Christy.usher@ssf.net or at the contact information provided above.

Christy Usher

Christy Usher, AICP, Senior Planner
Planning Division
City of South San Francisco

Attachments

Figure 1 Regional Location

Figure 2 Project Location

Figure 3 Project Concept Schematic

Figure 4 Existing Structures to be Demolished or

Figure 2 Project Location



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Additional data provided by South San Francisco General Plan, 1999.

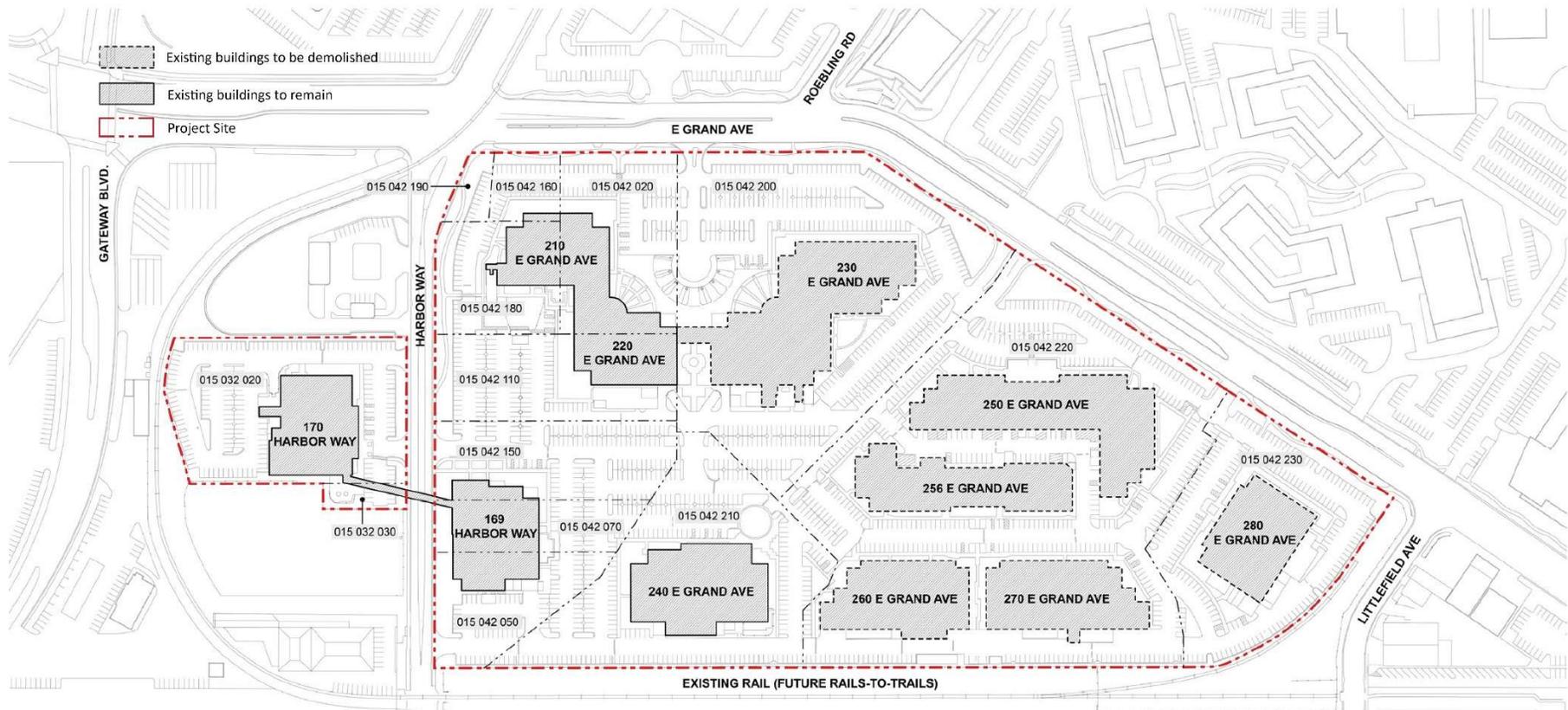
Fig 2 Project Location

Figure 3 Project Concept Schematic



Source: Healthpeak Properties, Inc.

Figure 4 Existing Structures to be Demolished or Retained



Source: Healthpeak Properties, Inc.