

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

Project Title: 121 East Grand Avenue Project
Lead Agency: City of South San Francisco **Contact Person:** Billy Gross
Mailing Address: 315 Maple Avenue **Phone:** 650-877-8535
City/Zip: City of South San Francisco, 94080 **County:** San Mateo County

Project Location:

County: San Mateo County **City/Nearest Community:** City of South San Francisco
Cross Streets: 121 East Grand Avenue **Zip Code:** 94080
Longitude/Latitude (degrees, minutes and seconds): 37 ° 39 ' 18 " N / 122 ° 24 ' 17 " W **Total Acres:** 2.91
Assessor's Parcel No.: 015 024 230 **Section:** _____ **Twp.:** _____ **Range:** _____ **Base:** _____
Within 2 miles: **State Hwy #:** U.S. Route 101 and 82 **Waterways:** Colma Creek, San Francisco Bay
Airports: San Francisco International Airport **Railways:** Caltrain/Union Pacific **Schools:** Martin Elementary School, Mills Montessori School, Hillside Christian Academy, Parkway Heights Middle School, Siebecker Pre-School, Spruce Elementary School, All Souls Catholic School, Siloh United School, Los Cerritos Elementary School, South San Francisco High School, Saint Veronica Catholic School, Parkside Day School, El Portal School

Document Type:

CEQA: NOP Draft EIR **NEPA:** NOI **Other:** Join Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec **Other:** _____ 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: Zoning Ordinance Amendment

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. 943,965 Acres 2.91 Employees 2,339 Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type MW _____
 Education: _____ Wastewater 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:

Hotel, Transit Office / R&D Core, Transit Office / R&D Core

Project Description: The Project proposes the construction and operation of a 17-story mixed-use life science, office and community serving retail project on a 2.91-acre Project site at 121 East Grand Avenue in South San Francisco, CA. The 943,965 sq ft building includes 836,865 sq ft of research development/office and 107,100 sq ft of community amenities. The Project also includes 41,528 sq ft of landscaped public plazas, 255,407 sq ft of vehicle parking, 250 bicycle parking spaces, and 35,249 sq ft of loading/storage and support. The two-story podium would be designed, landscaped and furnished to provide seating, and gathering areas, and various access points to the building. The first two floors of the building, Level 1 and Level 2, would provide public amenities and Floors three through 17 would include research and development and office uses. Vehicle parking is proposed primarily in two below-grade levels and a small portion on Level 1 (ADA parking, valet, etc.). A 700 ft long lighted and landscaped bicycle and pedestrian trail would traverse the site from Poletti Way, along the western, southern, and eastern frontages of the Project site to Grand Avenue and East Grand Avenue. An additional 300 ft of pedestrian pathways are proposed on the Project site.

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".

- | | |
|--|---|
| <p><input checked="" type="checkbox"/> Air Resources Board</p> <p><input type="checkbox"/> Boating & Waterways, Department of</p> <p><input type="checkbox"/> California Emergency Management Agency</p> <p><input type="checkbox"/> California Highway Patrol</p> <p><input checked="" type="checkbox"/> Caltrans District # 4</p> <p><input type="checkbox"/> Caltrans Division of Aeronautics</p> <p><input type="checkbox"/> Caltrans Planning</p> <p><input type="checkbox"/> Central Valley Flood Protection Board</p> <p><input type="checkbox"/> Coachella Valley Mtns. Conservancy</p> <p><input type="checkbox"/> Coastal Commission</p> <p><input type="checkbox"/> Colorado River Board</p> <p><input type="checkbox"/> Conservation, Department of</p> <p><input type="checkbox"/> Corrections, Department of</p> <p><input type="checkbox"/> Delta Protection Commission</p> <p><input type="checkbox"/> Education, Department of</p> <p><input type="checkbox"/> Energy Commission</p> <p><input checked="" type="checkbox"/> Fish & Wildlife Region # 3</p> <p><input checked="" type="checkbox"/> Food & Agriculture, Department of</p> <p><input type="checkbox"/> Forestry and Fire Protection, Department of</p> <p><input type="checkbox"/> General Services, Department of</p> <p><input checked="" type="checkbox"/> Health Services, Department of</p> <p><input checked="" type="checkbox"/> Housing & Community Development</p> <p><input checked="" type="checkbox"/> Native American Heritage Commission</p> | <p><input checked="" type="checkbox"/> Office of Historic Preservation</p> <p><input type="checkbox"/> Office of Public School Construction</p> <p><input type="checkbox"/> Parks & Recreation, Department of</p> <p><input type="checkbox"/> Pesticide Regulation, Department of</p> <p><input type="checkbox"/> Public Utilities Commission</p> <p><input checked="" type="checkbox"/> Regional WQCB #2</p> <p><input type="checkbox"/> Resources Agency</p> <p><input type="checkbox"/> Resources Recycling and Recovery, Department of</p> <p><input type="checkbox"/> S.F. Bay Conservation & Development Comm.</p> <p><input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy</p> <p><input type="checkbox"/> San Joaquin River Conservancy</p> <p><input type="checkbox"/> Santa Monica Mtns. Conservancy</p> <p><input type="checkbox"/> State Lands Commission</p> <p><input type="checkbox"/> SWRCB: Clean Water Grants</p> <p><input type="checkbox"/> SWRCB: Water Quality</p> <p><input type="checkbox"/> SWRCB: Water Rights</p> <p><input type="checkbox"/> Tahoe Regional Planning Agency</p> <p><input checked="" type="checkbox"/> Toxic Substances Control, Department of</p> <p><input checked="" type="checkbox"/> Water Resources, Department of</p> <p><input type="checkbox"/> Other: _____</p> <p><input type="checkbox"/> Other: _____</p> |
|--|---|

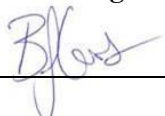
Local Public Review Period (to be filled in the lead agency):

Starting Date: July 1, 2022 Ending Date: August 1, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>Knapp Planning and Environmental Consulting</u>	Applicant: <u>Phase3 Real Estate Development</u>
Address: <u>511 Linden Street, Suite B</u>	Address: <u>4380 La Jolla Village Drive, Suite 230</u>
City/State/Zip: <u>San Francisco, CA 94102</u>	City/State/Zip: <u>San Diego, CA 92122</u>
Contact: <u>Allison Knapp Wollam</u>	Contact: <u>Michael Gerrity, President</u>
Phone: <u>415-902-3238</u>	Phone: <u>858-546-0888</u>

Signature of Lead Agency Representative:

<p style="text-align: center;"></p> <p>_____ Signature</p>	<p><u>June 29, 2022</u> _____ Date</p>
---	--