



## NOTICE OF AVAILABILITY OF PUBLIC REVIEW AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE PROPOSED 121 EAST GRAND AVENUE PROJECT

July 1, 2022

**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 *121 East Grand Avenue Project* in accordance with the California Environmental Quality Act (CEQA). The 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 /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.

**PUBLIC REVIEW COMMENT PERIOD:** The IS/MND is being circulated for a 30-day review period from July 1 to August 1, 2022. 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 August 1, 2022.** Reviewers should focus on the content and accuracy of the IS/MND in discussing the Project's potential impacts upon the environment. Written comments on the IS/MND may be sent via email or U.S. mail and addressed to:

Billy Gross, Principal 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 [billy.gross@ssf.net](mailto:billy.gross@ssf.net)

For comments sent via email, please include "MND Comments: 121 East Grand Avenue 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 Billy Gross, Principal Planner at (650) 877-8535 and/or [billy.gross@ssf.net](mailto:billy.gross@ssf.net).

**PUBLIC HEARING DATES:** A public hearing date for the City Planning Commission to review the Project and potentially make a recommendation to adopt the IS/MND has been tentatively scheduled for August 18, 2022.

**PROJECT LOCATION:** The 2.91-acre Project site (Assessor's Parcel Number 015 024 230) is at 121 East Grand Avenue in the City of South San Francisco, California. The Project site is flanked by Poletti Way to the west and East Grand Avenue to the south, and southeast, and Grand Avenue to the north. The northern side of the Project site is adjacent to the Grand/East Grand Avenue flyover. The Project site is approximately 200 feet west of the recently relocated South San Francisco Caltrain station.

**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.

**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 IS/MND. Mitigation measures relate to tree removal and potential impacts to nesting birds, cultural resources employee training and awareness and protocol in the event of cultural resources discovery, geotechnical report update prior to the issuance of any construction permits, Federal Aviation Administration requirements related to structure marking/lighting and notification, noise and vibration, and compliance with the Cal Water Net Neutral Policy. 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.