



NOTICE OF AVAILABILITY OF PUBLIC REVIEW AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE PROPOSED 800 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 800 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 5.89-acre project site (Assessor's Parcel Number 015-021-030) is located in the City of South San Francisco, California at 800 – 890 Dubuque Avenue. It is bordered by Dubuque Avenue and the U.S. 101 highway on the west and the Caltrain right-of-way to the east. The adjacent property to the north is currently occupied by a Costco. The property immediately to the south supports PG&E transmission lines and surface parking, and further to the south is a now-vacant former Lowe's Home Improvement store, currently used as a construction staging site. **Figure 1** shows the project location.

The project site is currently developed with two one-story buildings and one two-story building, totaling 113,595 square feet of office/R&D (life science) use and associated surface parking.

PROJECT DESCRIPTION: The project applicant, Dubuque Center, L.P., is proposing demolition of the three existing buildings and construction of three new office / research and development (R&D) buildings, for a total of up to approximately 900,000 gross square feet. The buildings would be connected by a two-story terrace, featuring a central plaza and courtyard that would provide open space and gathering and rest areas. The project would include structured parking 4 stories below grade, with approximately 1,335 parking spaces. Project site improvements would also include sidewalks, landscaping, and lighting along Dubuque Avenue. Ground floor amenities would include a fitness center, event center, and food/beverage uses. The applicant is targeting life science tenants. **Figure 2** shows the site plan.

Small areas of residual soil contamination may exist across the site from past uses, but not at levels anticipated to require special disposal arrangements. The majority of the site soil would be removed from the site during excavation for underground parking.

The project is consistent with the East of 101 Transit Core Zoning and General Plan Designation. Project applicants are requesting a Conditional Use Permit for a Floor Area Ratio Increase based on a Community Benefits Agreement, Design Review, and a Transportation Demand Management Plan.

Project construction activities are anticipated to span approximately 4 years. Demolition and site preparation would take approximately 4 months. Excavation for subsurface parking would extend to depths of up to about 50 feet below ground surface and would require construction during excavation, taking approximately 9 months. Building construction would occur over about 26 months and finishing/paving/landscaping over about 6 months.

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 Soil Management Plan and Health and Safety Plan to safely remove the soil at the project site; and implementation of measures to improve driver site distance at both driveway intersections 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 April 27, 2023.** 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: 800 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.

Date: March 29, 2023



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

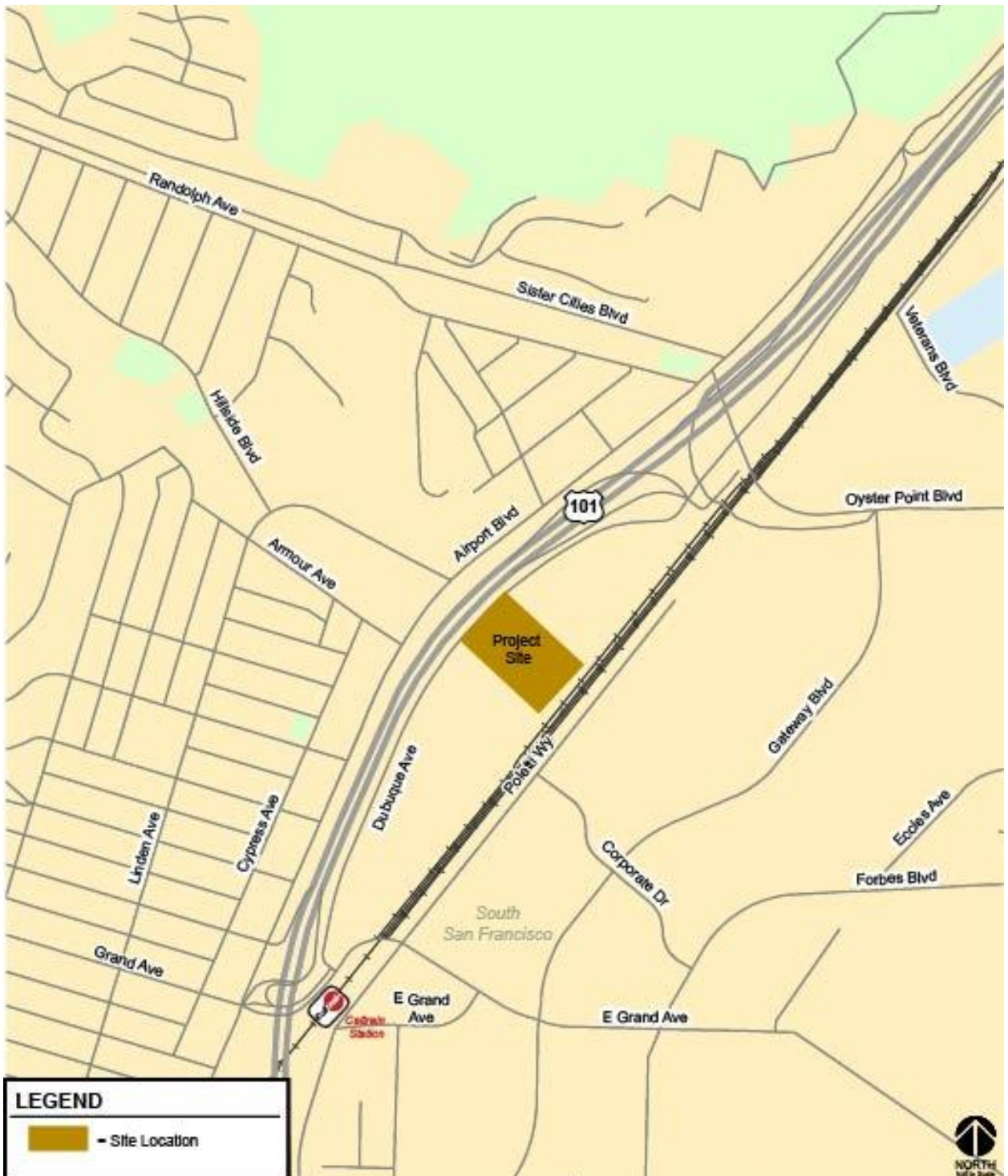


Figure 1: Project Location

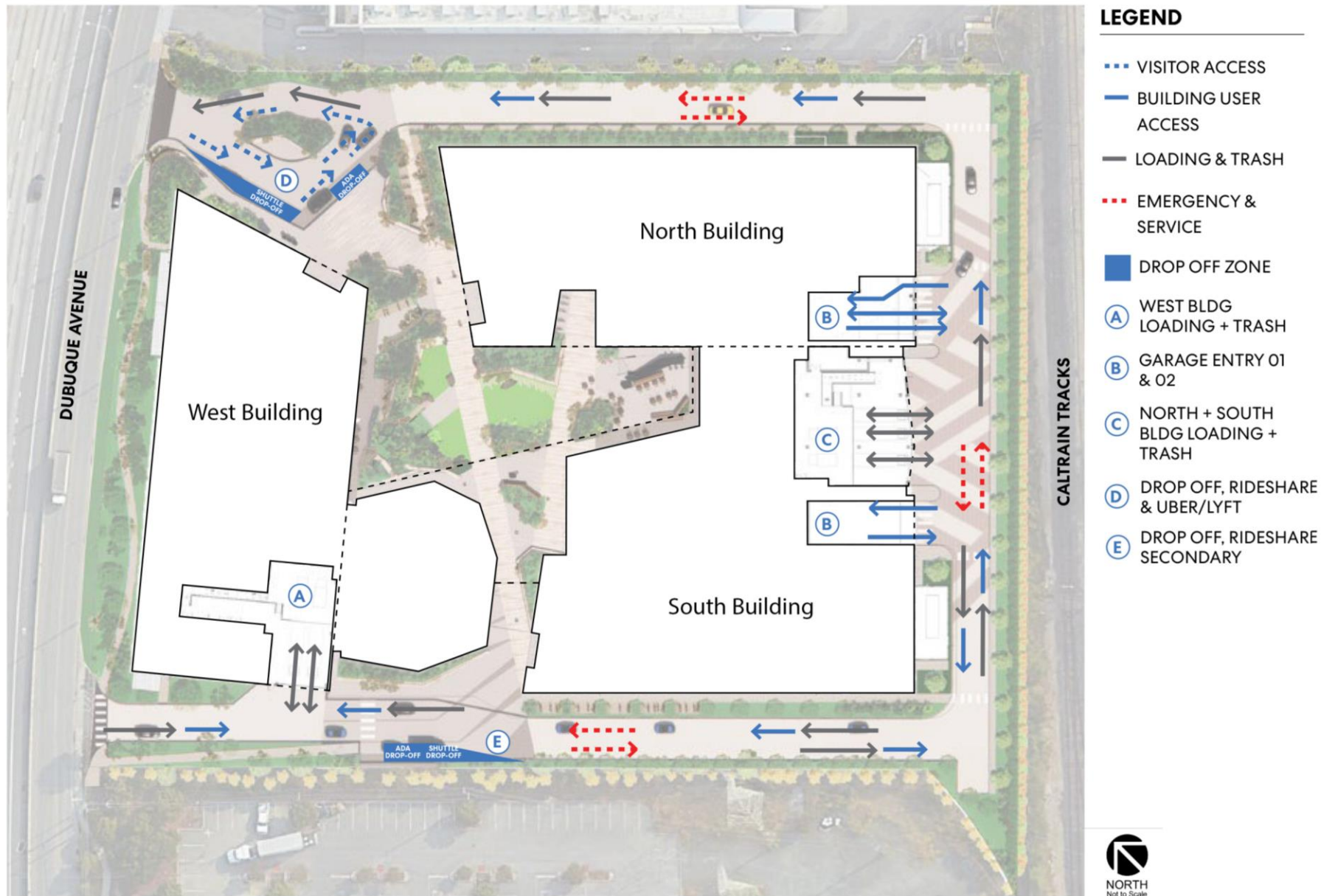


Figure 2: Project Site Plan