

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

SCH # 2023110023

Project Title: Infinite 131 Project

Lead Agency: City of South San Francisco Contact Person: Billy Gross
 Mailing Address: 315 Maple Avenue Phone: (650) 877-8535
 City: South San Francisco Zip: 94080 County: San Mateo

Project Location: County: San Mateo City/Nearest Community: South San Francisco
 Cross Streets: Terminal Court and Produce Avenue Zip Code: 94080

Longitude/Latitude (degrees, minutes and seconds): 37 ° 38 ' 46.104 " N / -122 ° 24 ' 30.096 " W Total Acres: 17.67

Assessor's Parcel No.: 015-113-210 Section: Bur Buri #150 Twp.: N/A Range: N/A Base: Mt. Diablo

Within 2 Miles: State Hwy #: US 101, I-280, I-380, SR-82 Waterways: San Bruno Canal, Colma Creek, San Francisco Bay

Airports: San Francisco International Airport Railways: BART, Caltrain, UPRR Schools: SSF High School, All Souls

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint 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: Specific Plan Amendment

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: 1.7 million sf of R&D and amenity uses; 3787 employees
 Water Facilities: Type _____ MGD _____

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: Energy, GHG

Present Land Use/Zoning/General Plan Designation:

Mixed Industrial High

Project Description: (please use a separate page if necessary)

US 131 Terminal Court Owner, LLC (project sponsor), is proposing construction and operation of the Infinite 131 Project (proposed project), which would include demolition of approximately 126,750 square feet (sf) of industrial and operational uses that are currently occupied by the Golden Gate Produce Terminal, along with approximately 116,572 sf of open-air structures (e.g., loading docks, trash compactor areas), on a 17.67-acre site (i.e., the project site). In its place, the proposed project would construct approximately 1.7 million sf of research-and-development (R&D) uses and amenities within seven buildings, ranging from one to six-stories, along with two parking garages and additional surface parking. Landscaping would also be provided. The proposed project would require general plan, specific plan, and zoning code amendments to change the existing land use and zoning designations from Mixed Industrial High (MIH) to Business Technology Park High (BTP-H) and allow development of the R&D campus. In addition, five parcels north of the project site at 120 Terminal Court, 196 Produce Avenue, 160 Produce Avenue, and 140 Produce Avenue (APNs 015-113-350, 015-113-290, 015-113-340, 015-113-330, 015-113-320), which are currently designated and zoned as MIH, would also seek general plan, specific plan and zoning code amendments to be redesignated as BTP-H (referred to as the off-site redesignation parcels). However, the proposed project would not include the construction of any new uses as part of redesignation of these parcels.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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".

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

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

Starting Date June 20, 2024 Ending Date August 5, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>ICF</u>	Applicant: <u>US Terminal 131 Court Owner, LLC</u>
Address: <u>201 Mission Street, Suite 1500</u>	Address: <u>101 California Street, Suite 800</u>
City/State/Zip: <u>San Francisco, CA. 94105</u>	City/State/Zip: <u>San Francisco, CA. 94111</u>
Contact: <u>Devan Atteberry</u>	Phone: <u>(925) 364-0898</u>
Phone: <u>(415) 677-7113</u>	

Signature of Lead Agency Representative: Gross, Billy Digitally signed by Gross, Billy
Date: 2024.06.14 09:34:12 -0700 Date: 06/14/24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.