Genentech B38 Security Building Project

Initial Study

June 2022

Prepared for:

City of South San Francisco
315 Maple Avenue
South San Francisco, CA 94080

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Genentech B38 Security Building
CEQA Initial Study

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Executive Summary

The Project site is within the area planned for development or redevelopment as a part of the Genentech Master Plan Update and its associated 2020 Program Environmental Impact Report (State Clearinghouse Number 2017052064). The current Project is located in the Upper Campus portion of the 207-acre Genentech Campus.

Consistent with the Genentech Master Plan Update and its associated EIR, a new building is currently being proposed. The current Project proposes demolition of an existing building (B-39) and construction of a new building (B-38) of approximately 12,089 square feet in floor area to house Genentech's private Emergency Response Team and Security staff, including offices, a public facing lobby, and 4 apparatus bays for emergency response vehicles. The exterior space includes parking and circulation elements, landscaping, and outdoor seating.

California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15168 provide that when a Program EIR has been prepared and certified, later activities (such as the current Project) determined by the lead agency as being within the scope of the that Program EIR do not require subsequent environmental review. This document serves as substantial evidence that the current Project is within the scope of the previous analysis and that subsequent CEQA analysis is not required for the proposed Project.

Project Information

Project Title:	Genentech Building 38 (B38): Security Building
Project Location (Address and APN):	380 and 500 DNA Way South San Francisco, CA 94080 APN: 015-240-290
Zoning:	Genentech Master Plan District (GMP)
General Plan Designation:	Business Technology Park (BTP)
Lead Agency:	City of South San Francisco 315 Maple Avenue South San Francisco, CA 94080
Contact:	Adena Friedman, Principal Planner Adena.Friedman@ssf.net 650-877-8535
Applicant:	Genentech, Inc. Attn: Vi Nguyen, Principal Project Manager Design and Construction Genentech 1 DNA Way, Bldg. 36 South San Francisco, CA 94080 nguyen.vi@gene.com

Project Description

Setting

The Project site is located in the central portion of the Genentech Campus (Campus). The Genentech Campus is approximately 207 acres in size, located in the City of South San Francisco and along the shoreline of central San Francisco Bay. The Campus is approximately 1.5 miles north of San Francisco International Airport (SFO) and 10 miles south of downtown San Francisco. The Campus is located on a prominent hillside and hilltop location at the easterly point of the East of 101 Area of South San Francisco (East of 101), and immediately adjacent to the San Francisco Bay. The Campus is bound by San Francisco Bay to the northeast, east and south, and connected to US 101 to the west by East Grand Avenue and Oyster Point /Forbes Boulevard.

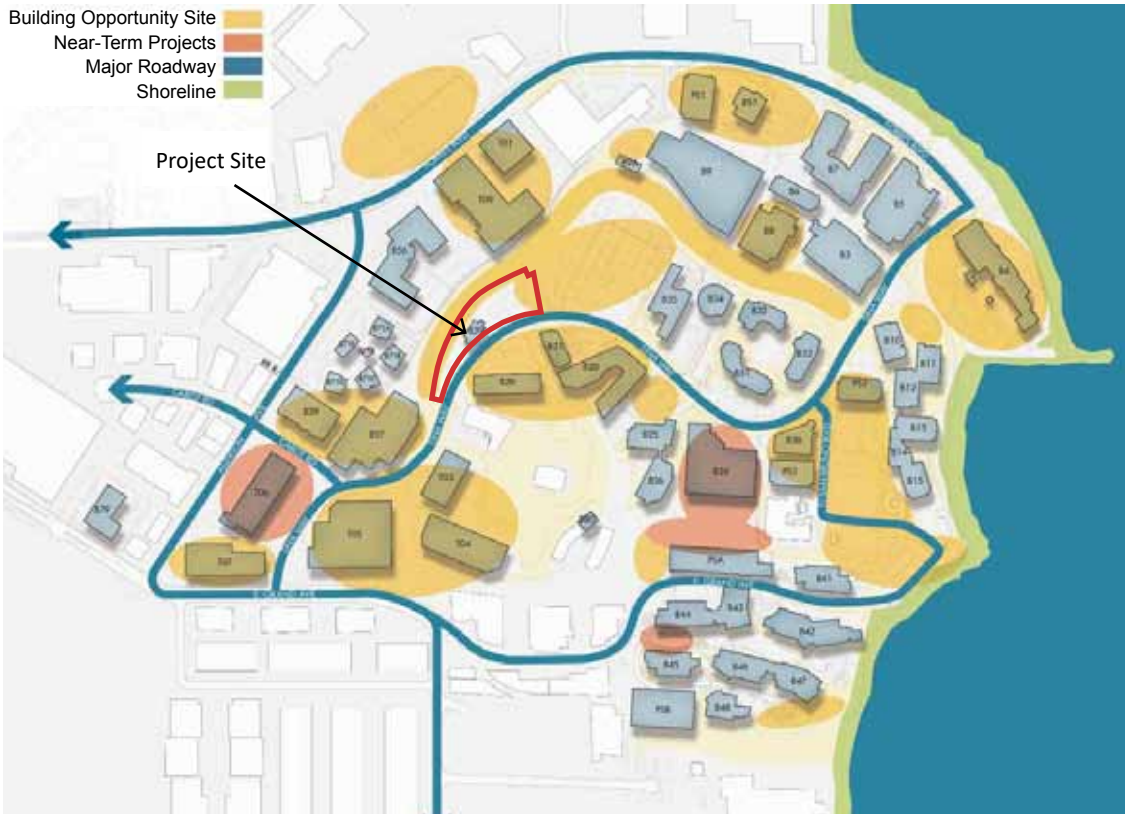
The Campus is divided into five separate Neighborhood Campuses (East, West, Lower, Mid and Upper). Project site is located in the Upper Campus area, a 51.7-acre neighborhood Campus located on the highest ground at the Campus hilltop, along both sides of DNA Way (see **Figure 1**). The Upper Campus has been the location of a majority of the new buildings constructed since 2004, and has become the Campus' main administrative and office center. With recent construction of 350 DNA Way (Building 35) and the new Employee Center or Hub (Building 34), the Upper Campus is now the heart of the Genentech Campus. The Upper Campus currently contains over 900,000 square feet of office space and most of the Campus' employee amenity space. Maintained landscaping and paved parking areas border the Upper Campus, and a steep, undeveloped hillside borders the Upper Campus, with the West Campus along the base of this hillside.

Genentech Master Plan

In 2020, the City of South San Francisco approved an updated Genentech Master Plan and certified its corresponding EIR. The goal of the Master Plan is to retain those close physical relationships between Genentech's various business units that are critical toward meeting the long-term growth needs of the company, and that can only be made possible in a campus setting. Among the specific objectives of the Master Plan is maximizing the efficiency and support capabilities of Genentech's administrative functions by keeping these functions centralized and physically proximate to scientific facilities. This objective is particularly relevant within the Upper Campus, which is expected to continue to serve as the center of the Campus, with the greatest amount of new development focused at the hilltop to capture views and to strengthen Genentech's prominent skyline.

According to the Genentech Master Plan, new development within the Upper Campus is to be focused on external place making to establish this area as a central gathering spot, and orienting new development to take advantage of views. Substantial new development and redevelopment opportunities within the Upper Campus' "Opportunity Sites" for new development includes new building sites at the large surface parking area on the hilltop, and smaller infill development potential along DNA Way (see also Figure 1). The Master Plan estimates that the Upper Campus may transition into a more urban-type environment with a skyline of 9-story or taller buildings, and a potential increase of over 1.7 million square feet of new building space.

Genentech Campus - Neighborhood Campuses



Genentech Campus Master Plan - Opportunity Sites

Figure 1
Project Location in Context at Genentech Campus

Proposed Project

Project Site

The Project site is located at the northeasterly edge of the large surface parking area on the hilltop of the Upper Campus, and immediately adjacent to DNA Way (see **Figure 2**). It is specifically identified under the Master Plan as an Opportunity Area for new development or redevelopment.

The Project site is an approximately 2.3-acre portion of a larger 17-acre parcel on the northerly side of DNA Way, which also contains the upper parking lot and Building 35. The Project site currently comprises of two surface parking lots with approximately 130 parking spaces, and a single building, the two-story, 15,000 square-foot Building 39. Building 39 is home to Genentech's Security & Resilience team, which serves as Genentech's private security and first-responders to address emergency, fire and life safety incidents at the Campus.

The central location of the current facility is critical to its mission, but certain functions of the Security and Resilience team cannot be accommodated within the current Building 39 and so are dispersed at different locations throughout the Upper Campus.

Project Plan and Program

The Project, known as the new Security Building, will be a critical new facility for Genentech's South San Francisco Campus (see **Figure 3**). The building will replace all the services that are currently housed at existing Building B39, including the current security operations center and the emergency operations center. The new 12,100 square-foot Security Building (or General Services Operations Center, or Building 38) will house:

- Genentech's Emergency Response Team, with four 4 apparatus bays for emergency vehicles, a training room and a team room
- offices for Security staff
- a public-facing lobby with lost-and-found
- supporting spaces such as meal room and wellness rooms
- a public entry plaza on DNA Way, and
- a secure staff amenities area at the north side of the building

The new apparatus bays will enable the emergency vehicles to be parked, serviced and equipped indoors, moving these activities that are currently being performed outdoors. The exterior space will include parking and circulation elements, landscaping, an outdoor courtyard, an amenity area, and a seating area near the entry. The new Security Building site will include an outdoor mechanical yard that houses a stand-by emergency generator for power supply in the event of an emergency power outage. The new building consists of prominent timber framing and sloped roof to accommodate south-facing solar panels.

There would be two vehicle entrances on DNA Way, one for the parking area and one for the apparatus bay. The building entrance walkway would connect to the sidewalk along DNA Way and to the front parking lot. There would be a separate pedestrian path from the back parking lots to the street-side sidewalk to the west of the apparatus bay entry. Parking would be in surface lots located to the sides and the rear of the building. Approximately 80 parking spots would be provided. Bicycle racks would be available near the front entrance.

Figure 2
Project Site and Surroundings

Legend

1. Entry Plaza
2. Executive Parking with Solar Panels
3. Outdoor Courtyard
4. Security Fence
5. Site Ramp
6. Stairs
7. Seating Element
8. Steel Planter Walls
9. Seat Walls
10. Trash Enclosure
11. Outdoor BBQ
12. Stormwater Bioretention
13. Landscape Berms
14. Sidewalk
15. Concrete Paths
16. Monument Sign
17. Bike Racks
18. Tables & Chairs
19. Trash Receptacles

Figure 3
Illustrative Site Plan for B38 Security Building Project

Source: Genentech, Perkins & Will, Design Review application, 4/22

Sustainability features of the Project's design includes solar panels on the roof, drought resistant landscaping, an all-electric building (no natural gas), and an architectural design intended to maximize natural light while shielding the interior from stronger sunlight. Utility systems (water, sewer, electrical and communications) that currently serve Building 39 would be removed, and new service provided to the new Building 38

Once the new security Building is constructed, the existing B39 will be demolished, and replaced with surface parking (accounted for in the calculation of surface parking, above) and an enclosed area (screened by a fence and/or public artwork) for storage containers that contain security/emergency supplies.

Approvals Required

South San Francisco approvals needed for the Project include:

- CEQA determination, finding of consistency with the Genentech Campus Master Plan Program EIR
- Finding of consistency with the Genentech Campus Master Plan Update of 2020
- Conditional Use Permit, per SSFMC Section 20.260.006 (Genentech Master Plan Administration)
- Design Review approval pursuant to the City of South San Francisco's Zoning Code (Chapter 20.480). The City's Design Review is intended to ensure that new buildings promote high-quality design, are well crafted and maintained, use high-quality building materials and are attentive to the design and execution of building details and amenities.

Purpose of this Document

On December 1, 2020 the City Council of the City of South San Francisco adopted CEQA findings and certified the Environmental Impact Report for the Genentech 2020 Master Plan Update, including adoption of the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program. That EIR provided the environmental review necessary for approval of the proposed Genentech Campus Master Plan Update, approval of a zoning text amendment to the Genentech Master Plan zoning district, and approval of a Development Agreement between the City and Genentech.

As was clearly indicated in the City's CEQA Findings, the EIR for the Genentech 2020 Master Plan Update was a Program EIR as defined under CEQA Guidelines Section 15168 (the 2020 Program EIR). The Program EIR was an EIR prepared on a series of actions that can be characterized as one large project and are related either:

- geographically,
- as logical parts in the chain of contemplated actions,
- in connection with issuance of rules, regulations, plans or other general criteria to govern the conduct of a continuing program, or
- as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways

The 2020 Program EIR provides sufficient detail to enable the City and other responsible governmental agencies to make informed site-specific decisions on future individual development projects within the Genentech Campus. The City intends to use the streamlining and tiering provisions of CEQA to the maximum feasible extent, so that future environmental review of individual development projects within the Genentech Campus, and public improvement projects carried out in furtherance of the Campus Master Plan Update, are expeditiously undertaken without the need for repetitive and redundant environmental review. To the extent possible, the City of South San Francisco will rely on the 2020 Program EIR to provide environmental review for subsequent projects or their sites that are analyzed as part of that EIR. When individual projects contemplated under the Master Plan Update are proposed, the City will consider whether those projects' environmental effects were fully disclosed, analyzed and as needed, mitigated within this 2020 Program EIR. That consideration will determine whether the subsequent project is exempt from further CEQA review, whether the subsequent project warrants preparation of a subsequent or supplemental environmental document, or whether the subsequent project warrants preparation of focused environmental review limited to certain site-specific issues.

As provided for pursuant to CEQA Guidelines Section 15168 (c), later activities within a program (i.e., the Genentech Campus Master Plan Update) must be examined in the light of the 2020 Program EIR to determine whether an additional environmental document must be prepared.

- If a later activity would have effects that were not examined in the 2020 Program EIR, a new initial study would need to be prepared leading to either an EIR or a negative declaration. That later analysis may tier from the 2020 Program EIR.
- If the agency finds that no subsequent EIR would be required, the agency can approve the activity as being within the scope of the project covered by the 2020 Program EIR, and no new environmental document would be required. Whether a later activity is within the scope of the 2020 Program EIR is a factual question that the lead agency determines based on substantial evidence in the record. Factors that an agency may consider in making that determination include, but are not limited to:
    - consistency of the later activity with the type of allowable land use,
    - overall planned density and building intensity,

    - geographic area analyzed for environmental impacts, and
    - covered infrastructure, as described in the 2020 Program EIR
- An agency shall incorporate feasible mitigation measures and alternatives developed in the program EIR into later activities in the program.
- Where the later activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were within the scope of the program EIR

Accordingly, the purpose of this Initial Study is to determine whether the current Project (the B-38 Security Building) is within the scope of the 2020 Genentech Master Plan Program EIR, or whether a new environmental document is required for the Project. No new environmental document is required if all of the following can be demonstrated:

- That the Project is a subsequent project within the scope of the Project Description as analyzed in the Program EIR for the 2020 Genentech Master Plan.
- That the Project will have no significant environmental effects not previously addressed in the 2020 Genentech Master Plan Program EIR, and will not have any significant effects that are more severe than those previously addressed in the 2020 Genentech Master Plan Program EIR
- That no substantial changes to the Genentech Master Plan are proposed as part of this Project. No substantial changes have occurred with respect to the circumstances under which the 2020 Genentech Master Plan Program EIR was certified, and no new information, which was not known and could not have been known at the time that the 2020 Genentech Master Plan Program EIR was certified as complete, has become available.
- That no new or additional mitigation measures or alternatives are required
- That all applicable regulations and mitigation measures identified in the 2020 Genentech Master Plan Program EIR will be applied to the Project or otherwise made conditions of approval of the Project.

CEQA Initial Study Checklist

Overview

This CEQA Initial Study Checklist provides a summary of the potential for new or more severe environmental impacts that may result from implementation of the Project, as compared to impacts identified in the certified 2020 Genentech Master Plan Program EIR (2020 Program EIR, or Prior EIR). This CEQA Initial Study Checklist incorporates by reference the analysis of all potential environmental impact topics. The significance criteria from the Prior EIR has been consolidated, adjusted and/or abbreviated in certain portions of this CEQA Initial study Checklist for administrative purposes. A complete list of the significance criteria can be found in the 2020 Program EIR. This CEQA Initial Study Checklist provides a determination of whether the proposed Project would result in:

- equal or less severity of impact as previously identified in the 2020 Program EIR; or
- a substantial Increase in the severity of previously identified significant impacts as disclosed in the 2020 Program EIR, or
- new significant impacts

As demonstrated in the following CEQA Initial Study Checklist, the Project would not result in a substantial increase in the severity of any previously identified significant impacts, and no new significant impact would result from the Project. Pursuant to CEQA Guidelines §15162, this assessment considered the potential for such new or more severe environmental impacts, based on the potential for:

- substantial changes to the Genentech Master Plan as previously analyzed
- substantial changes in circumstances under which the Genentech Master Plan will be undertaken, or
- substantial new information not known at the time the 2020 Program EIR was certified

The proposed Project is required to comply with applicable mitigation measures identified in the 2020 Program EIR, as well as with applicable City of South San Francisco Conditions of Approval identified in the approvals for the 2020 Genentech Master Plan. The Project sponsor (Genentech) has agreed to incorporate and/or implement the required applicable mitigation measures as part of the proposed Project. This CEQA Initial Study Checklist includes references to these mitigation measures.

The following abbreviations are used throughout this Checklist:

- BMP – Best Management Practice
- LTS – Less than Significant
- MM - Mitigation Measure
- NI – No Impact
- RR – Regulatory Requirement
- SU – Significant and Unavoidable

Aesthetics

Would the Project:	Conclusion from 2020 Program EIR	Equal or Less Severe	New or More Severe	Applicable Mitigation Measures or Regulatory Requirements	Resulting Level of Significance
1. Have a substantial adverse impact on a scenic vista	LTS	Y	N	None	LTS
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway	NI	Y	N	None	NI
3. Substantially degrade the existing visual character or quality of the site and its surroundings	LTS with RR	Y	N	RR Aesthetics 3, Design Review	LTS
4. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area	LTS with MM	Y	N	RR Aesthetics 4, Design Review for Light and Glare MM Aesthetics 4A, Night Lighting MM Aesthetics 4B, Non-Reflective Glass and Surfaces	LTS with MM

1. The Genentech Campus is located on the flanks of the hillsides that form Point San Bruno Hill, the highest point in the East of 101 Area of South San Francisco. Notable views from the Campus, particularly the Upper Campus where the proposed Project is located, include views to the San Francisco Bay, the Point San Bruno hilltop, the Wind Harp, San Bruno Mountain, and Mount Diablo across the Bay to the east. Applicable City plans and regulations do not require that these views be preserved and unobstructed. Rather, new development on the Campus is expected to be designed to consider views of these various features. The Project is located on the Upper Campus and will enjoy views from the building and surrounding landscaping to the north and west, while the building itself is one story tall and will not substantially hinder views of these features from elsewhere on the campus. This impact is less than significant.

2. The nearest designated Scenic Highway is I-280, which runs north to south more than five miles to the west of the Genentech Campus and the proposed Project. Views of the Project are not visible

from this Scenic Highway. Those sections of other Bay Area highways that have been officially designated as scenic corridors under the State Scenic Highway program include I-580 and I-680 in the East Bay, but these designated corridors provide no scenic views of the Project area. In addition, as a single-story building, the Project would not adversely affect views of Point San Bruno Hill or the Wind Harp sculpture, panoramic views from Oyster Point, panoramic views from the Bay Trail at the Lower Campus or other views from the Campus. The Project would not have an adverse effect on scenic resources including those within a scenic highway.

3. As described in the Project Description of the 2020 Program EIR, the 2020 Master Plan defines an overall development program intended to result in a cohesive and integrated campus design. The Master Plan focuses on organizing themes for incremental campus development, but it does not define precise building locations, shapes or forms. Rather, the Master Plan is intentionally flexible to enable Genentech to adapt its Campus to accommodate future space needs and to enable new and creative urban design to achieve its growth and development objectives. Genentech's commitment to high quality architecture and urban design is reflected in its most recent buildings, including Building 35 and the Employee Center on the Upper Campus; the new Cabot childcare center on Allerton Avenue; Building 40 and the Central Green on the South Campus, and the new Clinical Supply Center on the Lower Campus.

The Upper Campus, where the Project is proposed, is expected to continue to serve as the center of the Campus, with the greatest amount of new development focused at the hilltop to capture views and strengthen the sense of place of this neighborhood Campus. The Project's building's design has been developed to strengthen the existing pedestrian realm leading to the center of activity of the Upper Campus, and to accommodate the expanding needs of security and emergency operations. The Project will be subject to the following requirement:

- **Regulatory Requirement Aesthetics 3 – Design Review:** Pursuant to the City of South San Francisco's Zoning Code (Chapter 20.480: Design Review) the City will continue to review the design of new buildings on Campus. The City's Design review criteria will be used to ensure that new buildings promote high quality design, are well crafted and maintained, use high-quality building materials and are attentive to the design and execution of building details and amenities.

The City's Design Review process will ensure that the proposed Project conforms to design expectations of the Master Plan and other applicable zoning regulations and City policies (e.g. General Plan, East of 101 Area Plan) to ensure visual compatibility. The impact is less than significant.

4. The 2020 Program EIR states that, "*implementation of the Master Plan will include construction of new buildings throughout the Campus, and these new buildings could create new sources of glare from reflective building surfaces. Most of the surrounding land uses are commercial, industrial and recreational uses that are not particularly sensitive to potential daytime glare. However, the Upper Campus neighborhood (where the proposed Project is located) occupies the highest point in the East of 101 Area, and is visible from US 101 and much of the East of 101 Area. If new buildings were to be constructed with reflective materials, glare from these new buildings could adversely affect views from distant locations, potentially including motorists traveling along US 101. Added sources of daytime glare could adversely affect views across the Campus and could result in potentially significant impacts*".

New development within the Campus will also create new sources of light from exterior building illumination, lighted vehicle and pedestrian circulation areas, and increased headlights of vehicular traffic. These additional light sources could potentially create light "spillage" onto sensitive land uses along the Bay shoreline.

One potential source of glare is solar panels, which, while ministerially permitted and exempt from CEQA, may become a CEQA concern if there is a reasonable possibility of a significant effect due to unusual circumstances. A potential concern is the possibility of glare reflected from solar panels to interfere with aircraft operations from nearby San Francisco International Airport (SFO).

Genentech has embarked on an ambitious on-campus solar energy project that is projected to consist of 16,000 or more solar panels across the Campus, and that may generate as much as 25 percent of the Campus' daily energy needs. A small array of solar panels is proposed to be installed on the Project. Based on the analysis in the 2020 Program EIR, the potential for glare or glint reflected from on-Campus solar panels is considered less than significant.

Section 21080.35 of the California Environmental Quality Act exempts the installation of solar energy systems from CEQA review, so there are no applicable CEQA thresholds. The solar panels to be used by Genentech are state-of-the-art, anti-reflective panels, and no existing regulations apply. The proposed Project will be subject to the following Regulatory Requirements and Mitigation Measures identified in the 2020 Program EIR:

- **Regulatory Requirement Aesthetics 4 – Design Review for Light and Glare**: Consistent with South San Francisco Municipal Code, section 20.480.006, new development pursuant to the Master Plan Update will be required to comply with the following design considerations relative to light and glare:

1. Open space, pedestrian walks, signs, illumination, and landscaping (including irrigation) shall be designed and developed to enhance the environmental quality of the site, achieve a safe, efficient, and harmonious development, and accomplish the objectives set forth in the precise plan of design and design criteria (Municipal Code section 20.480.006.6)
2. Electrical and mechanical equipment or works, and fixtures and trash storage areas, shall be designed and constructed so as not to detract from the environmental quality of the site. Electrical and mechanical equipment or works and fixtures and trash storage areas shall be concealed by an appropriate architectural structure that uses colors and materials harmonious with the principal structure, unless a reasonable alternative is identified (Municipal Code section 20.480.006.7)
3. Components considered in design review shall include but not be limited to exterior design, materials, textures, colors, means of illumination, landscaping, irrigation, height, shadow patterns, parking, access, security, safety, and other usual on-site development elements (Municipal Code section 20.480.006.8)

- **Mitigation Measure Aesthetics 4A - Night Lighting**: Maintain appropriate levels of night lighting at building entries, walkways, courtyards, parking lots and private roads, consistent with minimum levels detailed in Genentech's Security Plan and City building codes.
- **Mitigation Measure Aesthetics 4B - Non-Reflective Glass and Surfaces**: Design for new structures within the Project Area shall include the use of textured or other non-reflective exterior surfaces and non-reflective glass types, including double-glazed and non-reflective vision glass, while achieving the requisite performance for energy conservation, internal comfort and glare control. All exterior glass must meet the specifications of all applicable building codes.

Light sources for the proposed Project would include interior lighting and nighttime security lighting at the building entries. Exterior lighting would be installed on the sidewalk between the proposed Project and DNA Way, as well as adjacent to the surface parking lot. Lighting for the proposed Project is characteristic of, and consistent with lighting elsewhere within the Genentech Campus. Design of the Project includes use of transparent and non-reflective glass to control glare, and the building would be oriented to maximize access to natural light. The new facility is elongated in the east west direction and aims to maximize views and natural daylighting harvested primarily on the

north and south elevations. Glass types will include high performance glazing to achieve or surpass California and client-generated energy requirements and will be developed to control glare.

As designed, and with implementation of the regulatory requirements and mitigation measures, the proposed Project's impact relating to light and glare would be less than significant.

Conclusion

The Project will have no significant aesthetic effects not previously addressed in the 2020 Genentech Master Plan Program EIR, and will not have any significant aesthetic effects that are more severe than those previously addressed in the 2020 Genentech Master Plan Program EIR. No new or additional mitigation measures or alternatives are required to address aesthetics, and all applicable regulations and mitigation measures identified in the 2020 Genentech Master Plan Program EIR will be applied to the Project or otherwise made conditions of approval of the Project.

Air Quality

Would the Project:	Conclusion from 2020 Program EIR	Equal or Less Severe	New or More Severe	Applicable Mitigation Measures or Regulatory Requirements	Project's Resulting Level of Significance
1. Conflict with or obstruct implementation of the applicable air quality plan	LTS	Y	N	None	LTS
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation	LTS with MM	Y	N	BMP AQ 2A: Basic Construction Measures	LTS with MM
3. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)	SU	Y	N	MM AQ 4 - New Source Review Offset	LTS with MM
4. Expose sensitive receptors to substantial pollutant concentrations	LTS with MM	Y	N	MM AQ 5A: Parameters for Operational Emissions MM AQ 5B: Locational Restrictions on Future Operational Emission Sources	LTS with MM
5. Create objectionable odors affecting a substantial number of people	LTS	Y	N	None	LTS

1. Beginning in 2004, Genentech has established company-wide sustainability goals pursuant to its privately developed Sustainability Strategic Plan. Genentech's sustainability goals address each of

the key areas included in the BAAQMD Bay Area Clean Air Plan (or 2017 CAP), including transportation, energy, building efficiencies, waste to landfill, water and wastewater use, and other key sustainability program areas. Overall, Genentech's Sustainability Strategic Plan demonstrates consistency with the 2017 CAP control strategies for those sectors that apply to the Project.

- Transportation - Genentech has developed a Transportation Demand Management Program (TDM) to reduce energy and transportation requirements and emissions. Genentech's TDM program provides amenities and incentives to encourage non-single-occupancy vehicle transportation by employees and visitors.
- Energy - Genentech is implementing numerous voluntary initiatives that will reduce GHG emissions and result in significant energy savings, including solar panels on new buildings and the latest technologies and high-efficiency system designs for industrial cooling and building air conditioning.
- Buildings - New buildings on the Campus have implemented sustainability strategies from a variety of sources. These sources include a Sustainability Design Checklist based on LEED4 New Construction, the U.S. Green Building Council Northern California Building Health Initiative and the Department of Energy's Facility for Low Energy Experiments in Buildings (FLEXLAB) program, LEED Gold certifications and WELL Certification.
- Waste Management - Genentech's Sustainability Plan targeted an 80% absolute reduction in waste to landfill per employee by 2020, as compared to 2010 levels. Some of the individual projects pursuant to this goal included increased recycling and composting, and reduction and reuse efforts to minimize the amount of materials brought into Campus.
- Water and Wastewater - Since 2004, Genentech has been committed to improving its water use efficiency. Some of the individual projects pursuant to this goal include irrigation savings by prioritizing native, drought tolerant planting for newly landscaped areas, and using high-efficiency drip and spray irrigation system with weather controls. Genentech continues its commitment to use or preparation for use of recycled water for a variety of non-potable water needs, including installation of recycled water distribution lines (i.e., "purple pipes") throughout the Campus to enable reclaimed water to be transported for internal reuse as it may become available in the future.

The Project would be designed and built under the principles of these strategies. It also continues the security building use which existed and was evaluated under the Program EIR. A shuttle stop already exists at the Project location in furtherance of the TDM goals. The building design includes sloping the roof towards the south and street, to create a visible surface for a PV array while shading the south exposure glazing. The landscaping design includes native, drought tolerant plants. The impact of this Project would be less than significant.

2. The Project's construction activities and its on-going operations will generate new sources of criteria air pollutants. The potential for the Project to generate significant criteria pollutant emissions is addressed below.

Construction-Period Criteria Pollutants

Project related demolition, grading and other construction activities might cause wind-blown dust that could emit particulate matter into the atmosphere. During construction, short-term degradation of air quality may occur due to the release of particulate emissions generated by excavation, grading, hauling and other activities. Construction-related effects on air quality from the Project would be greatest during the site preparation phases due to the disturbance of soils. Construction activity would also generate air emissions from use of heavy-duty construction equipment and from vehicle trips hauling materials, and from construction workers traveling to and from the site. During the

finishing phase, paving operations and the application of asphalt, architectural coatings (i.e., paints) and other building materials would release reactive organic gases.

The Air District has developed screening criteria to provide lead agencies with a conservative indication of whether a proposed construction project could result in potentially significant air quality impacts. If all of the screening criteria are met by a proposed project, then the lead agency would not need to perform a detailed air quality assessment of the project's air pollutant emissions. These screening levels are generally representative of new development, without any form of mitigation measures taken into consideration. The Project's proposed land use (as a private security and emergency services operation center) is unique, but the Project will be part of the larger Genentech Campus, which can best be defined under the BAAQMD's Screening Table options as either light industrial or office park. The BAAQMD's screening size for construction emissions for an office park use is 277,000 square feet, and the screening size for construction emissions for light industrial uses is 259,000 square feet. At only 12,100 square-feet in size and smaller than the existing 15,000 square feet security building (Building 39), the new Security Building is well below either of these screening level criteria, and its construction-period air quality impacts would be less than significant.

For all proposed projects, BAAQMD recommends the implementation of all Basic Construction Mitigation Measures, whether or not construction-related emissions exceed applicable Thresholds of Significance. Consistent with requirements of the 2020 EIR, the following mitigation measures are required of the Project.

- **Construction-period AQ BMPs**: The following Best Management Practices would be implemented during construction of the Project:

    1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
    2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
    3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
    4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
    5. All roadways, driveways and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
    6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
    7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
    8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Operational Criteria Pollutants

The Air District has developed screening criteria to provide lead agencies with a conservative indication of whether a project's operations could result in potentially significant air quality impacts. If all of the screening criteria are met by a proposed project, then the lead agency would not need to perform a detailed air quality assessment. The Project's proposed land use (as a private security

and emergency services operation center) is unique, but the Project will be part of the larger Genentech Campus, which can best be defined under the BAAQMD's Screening Table options as either light industrial or office park. The BAAQMD's screening size for operational emissions for an office park use is 323,000 square feet, and the screening size for operational emissions for light industrial uses is 553,000 square feet. At only 12,100 square-feet in size and smaller than the existing 15,000 square feet security building (Building 39), the new Security Building is well below either of these screening level criteria, and its operational air quality impacts would be less than significant. Further, the Project is a replacement for existing and on-going security and emergency services, removing those services currently housed in Building 39. The Project represents a no net increase in operational air quality emissions.

3. Although the Project would not individually violate any air quality standard or contribute substantially to an existing or projected air quality violation (see Threshold #3, above), it would contribute toward cumulatively considerable net increases of criteria pollutants for which the region is in non-attainment, including releasing emissions which exceed quantitative thresholds for ozone precursors. The 2020 Program EIR found that cumulative development pursuant the Genentech Master Plan would introduce new stationary sources of criteria air pollutants from diesel-fired emergency generators, emissions from new vehicle trips, as well as other area sources of criteria air pollutants such as architectural coatings, consumer products and solvents. Operational emissions of criteria air pollutants from each of the Master Plan's identified operational sources were added together to derive total cumulative emissions values. The cumulative emissions for NOx, ROG and PM10 were found to exceed cumulative significance thresholds. Emissions from those sources that will be capped and offset through the BAAQMD's stationary source permitting were not included in the cumulative operational emissions.

The 2020 Program EIR found that Genentech's on-going TDM Program will substantially reduce emissions of criteria air pollutants from operational mobile sources as compared to emission levels that would be expected without such a robust TDM program. It also found that Genentech's on-going Sustainability Strategic Plan includes industrial process efficiencies that will reduce natural gas consumption associated criteria pollutants. The Project will also be subject to the following Regulatory Requirement as identified in the 2020 Program EIR, which requires Genentech to submit emissions offsets for every new permitted source or emissions modification that results in increased emissions.

- **Regulatory Requirement AQ 4 - New Source Review Offset**: Genentech shall purchase offset credits pursuant to BAAQMD Regulation 2-2: New Source Review, Section 302: Offset Requirements for each new permitted stationary source of NOx and/or ROG emissions, and for any modifications to existing stationary emission sources that result in increased NOx and/or ROG emissions.

The BAAQMD's offset program is intended to ensure a no net increase of NOx and ROG emissions in the San Francisco Bay Area. The purchase and retirement to the BAAQMD of offsets ensures that new emissions are balanced by federally enforced emission reductions or emissions source removals. With implementation of this regulatory requirement, the Project would reduce its contribution of criteria pollutants to a level considered less than cumulatively significant.

4. The Project's construction activities and its inclusion of a stand-by diesel-fired emergency generator present new sources of toxic air contaminants. The potential for the Project to expose sensitive receptors to substantial pollutant concentrations from these new sources of toxic air contaminants is addressed below.

Construction-period TAC Emissions

The 2020 Program EIR included a construction-period health risk analysis for nearby sensitive receptors (i.e., childcare facilities within and near the Genentech Campus), based on the location of potential future construction activity. Figure 6-2 of the 2020 Program EIR identifies locations where future construction is expected to occur, and where construction-period emissions of toxic air contaminants (TAC) would, and would not exceed thresholds for cancer risk, chronic Health Index and PM2.5 concentrations. CalEEMod was used to obtain off- and on-road diesel equipment lists, and off-road construction equipment and on-road diesel truck emissions were modeled.

The Project is located within an area of the Campus where the 2020 Program EIR found that construction activities could occur within the 20-year modeled period without exceeding any health risk based thresholds, and where construction can occur without causing or contributing to a cumulative health risk at any identified sensitive receptors. Based on the Project's location, the potential for the Project's construction activity to expose sensitive receptors to substantial pollutant concentrations would be less than significant. [1]

Operational Emissions

The 2020 Program EIR included an operational health risk analysis for nearby sensitive receptors (i.e., childcare facilities within and near the Genentech Campus), based on the location of potential future emission sources. Figure 6-6 of the 2020 Program EIR identifies locations for future emergency generators, where their operations have been demonstrated to not exceed health risk thresholds. Conversely, Figure 6-6 of the 2020 Program EIR also identifies locations where future emergency generators should be subject to subsequent health risk analysis to demonstrate that their proposed location would not contribute to new or substantially more significant health risks. Emissions of diesel particulate matter (DPM) from future emergency generators was calculated based on emission factors from CARB-certified diesel engines, and assumes the following operational parameters for new diesel-fired generators:[2]

- Power: 2 megawatts
- Stack Height: 2.2 m
- Stack Temperature: 679 k
- Stack Velocity: 29 m/s
- Stack Diameter: 0.46 m

The Project's proposed diesel emergency generator is located within an area of the Campus where the 2020 Program EIR found that emergency generators can be located without causing or

[1] At those locations where future construction is expected to occur, and where construction-period emissions of toxic air contaminants (TAC) would exceed thresholds, the 2020 Program EIR identifies Mitigation Measure AQ 3 - Diesel Particulate Filters as applicable. Pursuant to this mitigation measure, construction activity that occurs in proximity to the Genentech daycare center or the Early Years preschool on Allerton Avenue shall use off-road construction equipment installed with diesel particulate filters capable of reducing PM10 and PM2.5 emissions by as much as 85%. This mitigation measure does not apply to the Project site.

[2] Mitigation Measure AQ 5A - Parameters for Operational Emissions, provides that new operational sources of TAC emissions (i.e., emergency generators) shall operate within the operational parameters as used in this analysis. For any operational source of TAC emissions that does not operate within these parameters, a subsequent, project-specific health risk analysis shall be performed.

contributing to a cumulative health risk at any identified sensitive receptors, and where such generators can be placed without the need for a separate, refined health risk analysis.[3]

Based on this prior Program EIR, the Project's emergency generator would not contribute to a significant individual or cumulative total operational health risk impact (including cumulative toxic air contaminants from laboratories, other emergency generators, on-road traffic, and other operational sources) within the Campus. Based on the Project's location, the Project's potential to expose sensitive receptors to substantial pollutant concentrations would be less than significant.

5. Consistent with the Program EIR, the Project would not create objectionable odors at a significant level.

Conclusion

The Project will have no significant air quality effects not previously addressed in the 2020 Genentech Master Plan Program EIR, and will not have any significant air quality effects that are more severe than those effects previously addressed in the 2020 Genentech Master Plan Program EIR. No new or additional mitigation measures or alternatives are required to address air quality, and all applicable regulations and mitigation measures identified in the 2020 Genentech Master Plan Program EIR will be applied to the Project or otherwise made conditions of approval of the Project.

[3] Mitigation Measure AQ 5B - Locational Restrictions on Future Operational Emission Sources, provides that emergency generators shall be limited to those locations as shown on Figure 6-6, where their operations have been demonstrated to not exceed health risk thresholds.

Biological Resources

Would the Project:	Conclusion from 2020 Program EIR	Equal or Less Severe Effect	New or More Severe Effect	Applicable Mitigation Measures or Regulatory Requirements	Project's Resulting Level of Significance
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service	LTS with RR	Y	N	RR Hydro 1A, RR Hydro 1B (see Hydrology Section of this Initial Study Checklist)	LTS with RR
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service	LTS with MM	Y	N	MM Bio 4A, Seasonal Avoidance MM Bio 4B, Pre-construction / pre-disturbance surveys MM Bio 4C: Buffers MM Bio 7: Invasive Weed Control	LTS
3. Have a substantial adverse effect on state or federally protected wetlands through direct removal, filling, hydrological interruption or other means	LTS with RR, MM	Y	N	-	NI
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of	LTS	Y	N	-	LTS

Would the Project:	Conclusion from 2020 Program EIR	Equal or Less Severe Effect	New or More Severe Effect	Applicable Mitigation Measures or Regulatory Requirements	Project's Resulting Level of Significance
native wildlife nursery sites					
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance	LTS with RR	Y	N	RR Bio 11A, Tree Removal Permit RR Bio 11B, Tree Replacement Planting	LTS with RR
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan	NI	Y	N	-	NI

1. The proposed Project site is an existing surface parking lot located between Genentech Building 39 and Building 35. Maintained landscaping, including several mature trees, borders the site on the south, west, and east sides. A steep, undeveloped hillside of upland ruderal grassland and shrubland borders the site to the north. The suitability of these upland ruderal areas to support special-status plants and wildlife species is very low. However, one location along this hillside, approximately 500 feet to the northeast of the proposed Project site, supports a higher density and diversity of native forbs, including blue-eyed grass (*Sisyrinchium bellum*), Douglas' silverpuffs (*Microseris douglasii*), and Monterey centaury (*Zeltnera muehlenbergii*). Animal species occurring in this habitat type are those accustomed to regular human presence, and do not include candidate, sensitive, or special status species.

All projects within the Master Plan Area could potentially have an indirect adverse impact on Central California Coast steelhead, green sturgeon, longfin smelt and their tidal aquatic habitat within the Bay. These impacts are more likely to occur from development projects located close to the Bay that could result in vegetation removal and mobilization of sediment, which, if it erodes into the Bay, could stress fish because of feeding difficulties or displacement. The proposed project also has the potential to result in indirect impacts to harbor seal and California sea lion and their tidal aquatic habitat within the Bay. These potential adverse effects would be reduced to less than significant levels with compliance with regulatory requirements (see Hydrology section) of **Regulatory Requirement Hydro 1A - Construction General Permit/Stormwater Pollution Prevention Plan** and **Regulatory Requirement Hydro 1C - Provision C.3 Requirements/Stormwater Management Plan**. Even though the proposed Project is located on a hilltop and is not proximate to the Bay, it would be subject to these regulatory requirements, which would minimize indirect effects on Bay species. The Project's impact on special status species is less than significant.

2. The 2020 Program EIR identifies numerous mitigation measures to limit impacts to California Ridgway's Rail, whose habitat may include the coastal salt marshes proximate to the Genentech Campus. However, these mitigation measures apply only to those projects located within 750 feet of the coastal marsh habitat areas based on the impact analysis. The proposed Building 39 Project site is not within 750 feet of the coastal marsh habitat.

Trees and shrubs on or immediately adjacent to the proposed Project site could provide suitable habitat for nesting native and migratory birds. The amount of vegetation removed would be minor overall, and other landscaped areas would provide access to, and use as, native wildlife nursery sites. All native bird species, including Alameda song sparrows and San Francisco common yellowthroats, are protected by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code. Consistent with the MBTA and California Fish and Game Code, the Project would be required to implement measures to ensure that Project construction activities comply, including:

- **Mitigation Measure Bio 4A - Seasonal Avoidance**: To the extent feasible, construction activities should be scheduled to avoid the nesting season. If construction activities are scheduled to take place outside the nesting season, all impacts on nesting birds protected under the MBTA and California Fish and Game Code will be avoided. The nesting season for most birds in San Mateo County extends from February 1 through August 31.
- **Mitigation Measure Bio 4B - Pre-construction/Pre-disturbance Surveys**: If it is not possible to schedule construction activities between September 1 and January 31, then a pre-construction survey for nesting birds shall be conducted by a qualified ornithologist to ensure that no nests will be disturbed during Project implementation. These surveys should be conducted no more than seven days prior to the initiation of any construction activities. During this survey, the ornithologist shall inspect all trees and other potential nesting habitats (e.g., trees, shrubs, ruderal grasslands, buildings) in and immediately adjacent to the impact area, as well as a construction zone of up to 300 feet from the edge of the construction zone into the southerly coastal salt marsh habitat (if applicable), for nests.
- **Mitigation Measure Bio 4C - Buffers**: If an active nest is found sufficiently close to work areas such that it would be disturbed by construction activities, the ornithologist shall determine the extent of a construction-free buffer zone to be established around the nest (typically 300 feet for raptors and 100 feet for other species). Any active nests shall be monitored by the ornithologists to determine when the young fledge, and construction within the buffer zone can resume.

With required implementation of these mitigation measures, impacts of the proposed Project on nesting birds would be less than significant.

The proposed Project also could potentially result in adverse effects on sensitive habitat due to the spread of invasive and non-native plant species. There are several non-native, invasive species currently present on the Genentech Campus, including pampas grass and fennel. Construction activity resulting in soil disturbance, from trampling, equipment staging, and vegetation removal, may result in the spread of non-native species, which could degrade sensitive habitat and native plants and wildlife occurring adjacent to the site. Even though the proposed Project site largely consists of surface parking, landscaped areas within the parking lot may still contain these invasive species. The proposed Project will adhere to the following mitigation measure to reduce the potential impact to a less than significant level:

- **Mitigation Measure Bio 7 - Invasive Weed Control**: Prior to ground disturbing activities, the Project work areas shall be surveyed by a qualified biologist/botanist for the presence of pampas grass, fennel and other highly invasive plant species from the California Invasive Plant Council list.

    1. Any invasive plants found within the area that is to be disturbed by development shall be removed and disposed of in a sanitary landfill. Alternatively, invasive plants may be

disposed of in a high-temperature composting facility that can compost using methods known to kill weed seeds, taking care to prevent any seed dispersal during the process by bagging material or covering trucks transporting such material from the site.

2. Cut soils from areas infested by weeds such as pampas grass and fennel that will be reused as fill elsewhere in the Project Area will be buried under hardscape or placed in areas to be managed with landscaping.
3. During construction activities, all seeds and straw materials used on site shall be weed-free, and all gravel and fill material shall be certified weed-free.
4. Construction vehicles and all equipment will be washed (including wheels, undercarriages and bumpers) before entering the Project Area. Vehicles will be cleaned at existing construction yards or car washes. Genentech will document that all vehicles have been washed prior to commencing work.

3. The proposed Project site is not located in an area defined as a federally protected wetland, nor does the project propose to fill or alter an on-site drainage ditch. While the Program EIR identifies mitigation measures to address these conditions, they do not apply to the proposed Project; there is no impact.

4. Consistent with the conclusion in the 2020 Program EIR, the proposed Project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, and this impact is determined to be less than significant.

5. Landscaped portions of the Project Area may contain trees defined as “protected” by the South San Francisco Tree Preservation Ordinance, Title 13 Chapter 13.30. Development activities could involve removal or pruning of certain protected trees. The removal or pruning of trees protected by the City of South San Francisco Tree Preservation ordinance without required permits is considered potentially significant under CEQA.

However, consistent with the 2020 Program EIR, the proposed Project will be subject to **Regulatory Requirement Bio 11A, Tree Removal Permit** and **Regulatory Requirement 11B, Tree Replacement Planting**, as conditions of approval. Required compliance with the Municipal Code will reduce this potential impact to a less than significant level.

6. As with the Genentech Campus and analyzed in the Program EIR, the proposed Project will not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan or other habitat conservation plan approved by local, regional or state agencies. The San Bruno Mountain Habitat Conservation Plan is the only Habitat Conservation Plan that has been approved in San Mateo County, but it does not cover the proposed Project Site or the immediately surrounding vicinity. There is no impact.

Conclusion

The Project will have no significant effects on biological resources not previously addressed in the 2020 Genentech Master Plan Program EIR, and will not have any significant effects on biological resources that are more severe than those effects previously addressed in the 2020 Genentech Master Plan Program EIR. No new or additional mitigation measures or alternatives are required to address biological resources, and all applicable regulations and mitigation measures identified in the

2020 Genentech Master Plan Program EIR will be applied to the Project or otherwise made conditions of approval of the Project.

3. No substantial changes to the Genentech Master Plan are proposed as part of this Project. No substantial changes have occurred with respect to the circumstances under which the 2020 Genentech Master Plan Program EIR was certified, and no new information, which was not known and could not have been known at the time that the 2020 Genentech Master Plan Program EIR was certified as complete, has become available.

Cultural Resources

Would the Project:	Conclusion from 2020 Program EIR	Equal or Less Severe Effect	New or More Severe Effect	Applicable Mitigation Measures or Regulatory Requirements	Project's Resulting Level of Significance
1. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the CEQA Guidelines	LTS	Y	N	None	LTS
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines	LTS with MM	Y	N	MM Cultural 3A, Cultural Resources Worker Environmental Awareness Program MM Cultural 3B, Halt Construction Activity, Evaluate Find and Implement Mitigation MM Cultural 3C, In the Event of Discovery of Human Remains	LTS with MM
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature	LTS	Y	N	None	LTS
4. Disturb any human remains, including those interred outside of formal cemeteries	LTS with MM	Y	N	MM Cultural 3A (above) MM Cultural 3B (above) MM Cultural 3C (above)	LTS with MM
5. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either	LTS with MM	Y	N	MM Cultural 3A (above) MM Cultural 3B (above) MM Cultural 3C (above)	LTS with MM

Would the Project:	Conclusion from 2020 Program EIR	Equal or Less Severe Effect	New or More Severe Effect	Applicable Mitigation Measures or Regulatory Requirements	Project's Resulting Level of Significance
a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe					

1. As concluded in the 2020 Program EIR, there are no identified historic resources within the Genentech Campus, including at the proposed Project site. The impact is less than significant.

2. During ground disturbing activities associated within the proposed Project, it is possible that currently unidentified historic-period archaeological resources could be discovered and disturbed. Consistent with the 2020 Program EIR, the proposed Project would be subject to the following mitigation measures, which would reduce the potential impact to a less than significant level:

- **Mitigation Measure Cultural 3A - Cultural Resources Worker Environmental Awareness Program (WEAP)**: A qualified archaeologist should conduct a WEAP training for all construction personnel prior to Project-related construction and ground-disturbing activities. The training should include basic information about the types of artifacts that might be encountered during construction activities, and procedures to follow in the event of a discovery.
- **Mitigation Measure Cultural 3B - Halt Construction Activity, Evaluate Find and Implement Mitigation**: In the unlikely event of discovery of paleontological or historical archaeological resources during site preparation, excavation or other construction activity, all such activity within 25 feet of the discovery shall cease until the resources have been evaluated by a qualified professional. Historic-period archaeological resources may include stone or adobe foundations or walls, structures and remains with square nails, and refuse deposits or bottle dumps.
    1. If the qualified archaeologist determines the find is not significant and that there is no potential for the find to be a tribal cultural resource, then proper recordation and identification will ensue and the project construction activity may continue without further delay.
    2. If the qualified archaeologist determines the find may potentially be a tribal cultural resource, a tribal representative shall be consulted to determine whether it is in fact a tribal cultural resource (see MM Cultural 4B, below).
    3. If the qualified archaeologist determines an archaeological find is significant, then the archaeologist will excavate the find in compliance with state law and keeping project delays to a minimum, and shall implement specific mitigation measures to protect these resources in accordance with sections 21083.2 and 21084.1 of the California Public Resources Code.
    4. If it is determined that avoidance of the resource is not feasible, then a mitigation plan (including monitoring and data recovery) shall be prepared, with specific steps and timeframe identified. Work near the find may only resume upon completion of a mitigation plan or recovery of the resource.
- **Mitigation Measure Cultural 3C - In the Event of Discovery of Human Remains**: In the event of a discovery of buried human remains or suspected human remains, all construction activity within 50 feet shall cease until the remains have been evaluated by the County Coroner.
    1. If the County Coroner determines that an investigation into the cause of death is required, or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made.
    2. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code to identify the Most Likely Descendant. The Most Likely Descendant shall be consulted as to means for treating or re-interring the human remains and any associated grave goods, with appropriate dignity.

3. According to the analysis and conclusions of the 2020 Program EIR, the potential to encounter and damage paleontological resources on the site of the proposed Project is unlikely as the Project site is within the confines of the Genentech Campus, and considered less than significant.

4. See discussion of item 2, above.

5. During ground disturbing activities associated within the Project Area, it is possible that currently unidentified or non-located tribal cultural resources could be discovered and disturbed. The proposed Project lies within an area once occupied by the Costanoan, or Ohlone group of Native Americans. Previously discovered tribal resources in this area of San Mateo County tend to be situated near the historic margin of Bay, in tidal marshland and along creeks that drain upland terrain bordering the Bayshore plain. Similar conditions are found within the Genentech Campus in the South and Lower Campuses. In addition to those discussed in item 2 above related to archaeological resources, the 2020 Program EIR identifies additional mitigation measures specific to tribal cultural resources for sites in the South and Lower Campus areas. However, because the proposed Project site is located in Genentech's Upper Campus, where tribal cultural resources are unlikely to be present, the additional mitigation measures do not apply to the proposed Project, and the impact is less than significant.

Conclusion

The Project will have no significant effects on cultural resources not previously addressed in the 2020 Genentech Master Plan Program EIR, and will not have any significant effects on cultural resources that are more severe than those effects previously addressed in the 2020 Genentech Master Plan Program EIR. No new or additional mitigation measures or alternatives are required to address cultural resources, and all applicable regulations and mitigation measures identified in the 2020 Genentech Master Plan Program EIR will be applied to the Project or otherwise made conditions of approval of the Project.

Geology & Soils

Would the Project:	Conclusion from 2020 Program EIR	Equal or Less Severe Effect	New or More Severe Effect	Applicable Mitigation Measures or Regulatory Requirements	Project's Resulting Level of Significance
1. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: a) Rupture of a known earthquake fault b) Strong seismic ground shaking c) Seismic-related ground failure, including liquefaction d) Landslides	LTS with RR and MM	Y	N	RR Geology 1, Seismic Hazards	LTS with RR, MM
2. Be located on a geologic unit or soil that is unstable, or that would become unstable because of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.	LTS with RR and MM	Y	N	RR Geology 2, Landslide Hazards MM Geology 2 - Geotechnical Requirements for Hillside Opportunity Sites	LTS with RR and MM
4. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property	LTS with RR	Y	N	RR Geology 3, Soils Hazards	LTS with RR
3. Result in substantial soil erosion or the loss of topsoil.	LTS with RR	Y	N	RR Geology 4, Grading Regulations	LTS with RR
5. Have soils incapable of adequately	NI	Y	N	None	NI

Would the Project:	Conclusion from 2020 Program EIR	Equal or Less Severe Effect	New or More Severe Effect	Applicable Mitigation Measures or Regulatory Requirements	Project's Resulting Level of Significance
supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater					

The detailed information pertaining to geological conditions at the Project site is derived from the following technical study prepared for Genentech:

- BAGG Engineers, *Geotechnical Engineering Investigation, Proposed GNE B38 Security Building on DNA Way*, Genentech Upper Campus, South San Francisco, California, December 1, 2021

1. The Project site, like the majority of the San Francisco Bay Area, is situated within a seismically active zone that has several faults such as the San Gregorio, San Andreas, Hayward, Calaveras, and Monte Vista that extend in a semi-parallel fashion as they trend northwestward across parts of the Bay Area. The San Andreas Fault, located about 6.4 km to the southwest, is considered the principal seismic hazard in this area because of its activity rate and proximity to the site.

Fault Rupture

The Project site is not within an Alquist-Priolo Earthquake Fault Zone as designated by the California Geologic Survey (CGS, 2000) and no known active faults have been mapped at the Project site. It is reasonable to expect that the site will experience strong seismic shaking during its design life. However, the potential for fault-related ground rupture to occur at the site is considered low.

Seismic Shaking

Because the site is within a seismically active region, the proposed Project will be required to comply with all applicable regulatory requirements for seismic hazards, including but not limited to the California Seismic Hazards Mapping Act, the California Building Code, the City of South San Francisco Municipal Code, and the East of 101 Area Plan.

- ❖ Pursuant to the 2020 Program EIR, the Applicant has complied with 2020 Program EIR **Regulatory Requirement Geology 1, Seismic Hazards**, requiring retention of a certified licensed geotechnical engineer to prepare site-specific geotechnical studies for the proposed Project (i.e., the BAGG Engineers Geotechnical Engineering Investigation of December 2021).

Liquefaction Potential

The site is not within a State-designated Seismic Hazard Zone associated with soil liquefaction (CGS, 2021). The site is situated atop a bedrock knob and the potential for soil liquefaction or lateral spreading at the site is very low.

Seismic-Induced Landslide

The Project site is not situated within a State-designated Seismic Hazard Zone associated with earthquake-induced landslides as mapped by the California Geological Survey (CGS, 2021). However, the bordering slope to the north is located within such a zone. No landslides were observed by the engineering geologist on the approximately 50 to 60-foot high north-facing slope adjacent to the site. Downslope of the site, the engineering geologist observed Franciscan Complex sandstone interbedded with shale, in addition to basaltic/greenstone rock. No prominent zones of mélange (which are susceptible to slope failure) were observed on the adjacent slope. Based on the observations of the engineering geologist, the subsurface exploration results, and the slope's performance history, BAGG concluded that the slope downslope of the planned Building 38 is mostly exposed sandstone/shale and basalt/greenstone bedrock and that the potential for large-scale slope failures on the north-facing slope that would adversely affect the Project is considered low.

Pursuant to the 2020 Program EIR Regulatory Requirement Geology 1, Seismic Hazards, Genentech retained a certified licensed geotechnical engineer to prepare site-specific geotechnical studies for the proposed Project (i.e., the BAGG Engineers Geotechnical Engineering Investigation of December 2021). Based on the BAGG Investigation of published geologic and geotechnical documents, research, and the subsurface exploration conducted at the site, as well as the results obtained from laboratory testing, it is BAGG's opinion that the proposed Project is feasible based on geotechnical issues, provided the recommendations presented in their report are incorporated into the Project design and construction. When the Project's specific details become available, they would then be reviewed by BAGG to confirm that their recommendations adequately address the Project in its final form as a part of the geotechnical review process required by the Program EIR. The current analysis does not reveal information that was unknown or would result in new impacts now previously analyzed in the Program EIR. Consistent with the 2020 Program EIR, development of the proposed Project will not expose people and/or structures to potentially substantial adverse effects resulting from strong seismic ground shaking and seismic-related ground failure, provided all applicable regulatory requirements are met.

2. Analysis of the stability of the site slopes was carried out by BAGG using the computer program Slope/W (2018), which employs limit equilibrium as the basis for evaluating slope stability. The analysis was carried out under static conditions and (to characterize the effect of strong shaking at the site produced by major earthquakes on the nearby active faults) a pseudo-static coefficient was included as well. The strength parameters of the various materials within the slope were estimated from the recent tri-axial and direct shear tests, in-situ pressure-meter testing performed in the field, and from the laboratory testing performed on samples obtained from the borings in several previous investigations in the immediate area of the subject slope. BAGG used conservatively low strength parameters for the sheared and weak mélange bedrock encountered at the toe of the slope, and conservatively lowered the strength parameters for the more competent greenstone bedrock. Using the lower bound strength parameters tabulated above for the site materials and the site geometry, the minimum static factor of safety for the slope under the existing site condition is 2.1, with a failure circle extending into the building site at approximately 32 feet from the top of the slope.

The seismic stability of the slopes was analyzed using the pseudo-static approach per the general guidelines included in CGS Special Publication 117A (2008), that takes into account local variations in the seismicity as presented by the earthquake magnitude, as well as the distance from the fault that most significantly contributes to the ground motion hazard at the site. A tolerable seismic slope displacement for commercial properties is typically 15 cm. A safety factor of one is the minimum required for passing the screen under pseudo-static conditions. Using the slope screening procedure, a pseudo-static coefficient of 0.28g was estimated for a tolerable deformation of 15 cm (5.9 inches). With the slope geometry, Idealized Subsurface Profile, and the soil/bedrock strength properties discussed above, the calculated minimum factor of safety for the site slopes is 1.3.

Based on the above discussion and the slope stability analysis results, BAGG concluded that the slope below the future B38 Security Building is safe and stable.

- Pursuant to the 2020 Program EIR, the Applicant has complied with 2020 Program EIR **Regulatory Requirement Geology 2, Landslide Hazards**, requiring retention of a certified licensed geotechnical engineer to prepare site-specific geotechnical studies for the proposed Project (i.e., the BAGG Engineers Geotechnical Engineering Investigation of December 2021). BAGG's recommendations shall be incorporated into the Project's designs and construction, providing an acceptable level of protection against landslide hazards.
- Pursuant to the 2020 Program EIR, the Applicant has complied with 2020 Program EIR **Mitigation Measure Geology 2 - Geotechnical Requirements for Hillside Opportunity Sites** to address the potential for significant impacts associated with development at hillside Opportunity Sites (sites with slopes of 30 percent or greater). This mitigation requires site-specific geotechnical studies for each new development at hillside Opportunity Sites (sites with slopes of 30 percent or greater), including site-specific geotechnical recommendations to address the stability of existing and proposed slopes, as well as the stability of all proposed excavations (i.e., the BAGG Engineers Geotechnical Engineering Investigation of December 2021). BAGG's recommendations shall be incorporated into the Project's designs and construction, providing an acceptable level of protection against landslide hazards.

To provide an additional factor of safety for Project improvements, the Project incorporates a 25-foot offset from the adjacent slope edge, and a 25-foot to 80-foot offset from the slope edge for new building construction, corresponding to the modeled slope failure circle extending into the building site. This slope failure circle corresponds to a conservative static factor of safety for the slope under the existing site condition of 2.1 (a safety factor of 1.0 is the minimum required). Consistent with the 2020 Program EIR, development of the proposed Project will not be located on a geologic unit or soil that is unstable, or that would become unstable because of the project, and potentially result in on- or off-site landslides, provided all applicable regulatory requirements are met.

3. According to BAGG, 2021, the near surface soils blanketing the Project site have been found to be low to moderately low in plasticity. Therefore, other than careful control of moisture content within the subgrade soils, no special provisions in the under-slab measures will be necessary to account for expansive soils.

- Pursuant to the 2020 Program EIR, the Applicant has complied with 2020 Program EIR **Regulatory Requirement Geology 3 – Soils Hazards** by retaining a certified licensed geotechnical engineer to prepare site-specific geotechnical study for Project that includes site-specific geotechnical recommendations demonstrating compliance with all applicable soils-related building design requirements. All recommendations shall be incorporated into the Project's designs and construction, providing an acceptable level of protection against soils-related hazards.

The BAGG 2021 report's recommendations pertaining to soils hazards are limited to controlling drainage during construction and post-construction. During construction, runoff should not be allowed to drain onto the graded site slopes. Appropriate drop inlets and runoff collection points should be incorporated into the Project design. New bio-retention areas located within 50 feet of the top of the slope should be lined with concrete to avoid direct feeding of runoff into the slope materials. Consistent with the 2020 Program EIR, development of the proposed Project will not be located on expansive soil that may create substantial direct or indirect risks to life or property, provided all applicable regulatory requirements are met.

4. Site grading for the Project will consist of minor cuts and fills to create a level building pad, excavation for the building foundations, emergency access road, etc. The Project will also include

flatwork in areas surrounding the building, as well as some planter areas and installation of new underground utilities.

- ❖ Pursuant to the 2020 Program EIR, the Applicant has complied with 2020 Program EIR **Regulatory Requirement Geology 4 – Grading Regulations** by retaining a certified licensed geotechnical engineer to prepare site-specific geotechnical study for Project that includes site-specific geotechnical recommendations demonstrating compliance with all applicable erosion control requirements. All recommendations shall be incorporated into the Project's designs and construction, providing an acceptable level of protection against soil erosion and resulting in a less than significant impact.

BAGG 2021 recommends the following grading procedures be followed for preparation of the building pad and in areas to receive fill, pavements, concrete slabs, or flatwork:

- Strip and remove all bushes, vegetation, roots, and organically contaminated topsoil, abandoned underground utilities, and other debris from the site surface. All organically-contaminated soils must be removed from the site and cannot be used as site fill. Where trees are to be removed, the removal should include all major root systems down to 1 inch in size.
- Scarify the over-excavated surfaces within the exposed subgrades to a depth of 6 to 8 inches. Thoroughly moisture condition the scarified surfaces to a moisture content that is above optimum, and re-compact as specified above. Further over-excavate as necessary any area still containing weak and/or yielding soils.
- Place fill on the over-excavated surfaces and in the holes/depressions created, in uniformly moisture conditioned and compacted lifts not exceeding 8 inches in loose thickness. Rocks or cobbles larger than 4 inches in maximum dimensions should not be allowed to remain within the foundation areas, unless they can be crushed in-place by the construction equipment.
- If shallow rock is encountered or excavations are deeper than indicated, as well as for utility trenching extending to the bedrock, the contractor should be prepared for hard digging conditions, particularly in the greenstone bedrock materials.

Compliance with these regulations and project-specific recommendations (as applicable) will ensure that the proposed Project design and construction provide adequate protection against soil erosion as defined in the CBC, Uniform Building Code, and the East of 101 Area Plan Geotechnical Safety Element. The impact would be less than significant.

5. The proposed Project, as with all development projects on the Genentech Campus, will be served by the existing municipal sewer system. No septic tanks or alternate waste disposal systems are proposed. There is no impact.

Conclusion

The Project will have no significant effects related to geological hazards or soils not previously addressed in the 2020 Genentech Master Plan Program EIR, and will not have any significant effects related to geological hazards or soils that are more severe than those effects previously addressed in the 2020 Genentech Master Plan Program EIR. No new or additional mitigation measures or alternatives are required to address geological hazards or soils conditions, and all applicable regulations and mitigation measures identified in the 2020 Genentech Master Plan Program EIR will be applied to the Project or otherwise made conditions of approval of the Project.

Greenhouse Gas Emissions & Climate Change

Would the Project:	Conclusion from 2020 Program EIR	Equal or Less Severe Effect	New or More Severe Effect	Applicable Mitigation Measures or Regulatory Requirements	Project's Resulting Level of Significance
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment	LTS with MM	Y	N	2019 Green Building Standards (CALGreen) Code Genentech's Trip Cap and TDM Program	LTS
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases	LTS	Y	N	SSF Climate Action Program	LTS

Updated Threshold (as of April 2022)

In April 2022, the BAAQMD issued new GHG thresholds, updating the GHG emissions thresholds used in the prior 2020 Program EIR. The new thresholds evaluate a project based on its effect on California's efforts to meet the State's long-term climate goals. A project that would be consistent with meeting those goals can be found to have a less than significant impact on climate change under CEQA. If a project would contribute its "fair share" of what will be required to achieve those long-term climate goals, then a reviewing agency can find that the impact will not be significant, because the project will help to solve the problem of global climate change. Applying this approach, the Air District has analyzed what will be required of new land use development projects to achieve California's long-term climate goal of carbon neutrality by 2045. The Air District has found that a new land use development project being built today needs to incorporate the following design elements to do its "fair share" of implementing the goal of carbon neutrality by 2045:

Projects must include, at a minimum, the following project design elements:

1. The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development).
2. The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under CEQA Section 21100(b) (3) and Section 15126.2(b) of the State CEQA Guidelines.
3. Achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target, reflecting the recommendations provided in the Governor's Office of Planning and Research's Technical Advisory on Evaluating Transportation Impacts in CEQA

4. Achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.

Or –

B. Projects must be consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b).

If a project is designed and built to incorporate these design elements, then it will contribute its portion of what is necessary to achieve California's long-term climate goals—its "fair share"—and an agency reviewing the project under CEQA can conclude that the project will not make a cumulatively considerable contribution to global climate change. If the project does not incorporate these design elements, then it should be found to make a significant climate impact because it will hinder California's efforts to address climate change.

Project Consistency

Based on the new thresholds of April 2022, the Project achieves consistency with its fair-share contribution towards the State's long-term climate goals, as follows;

- The Project does not include natural gas appliances or natural gas plumbing. The Project will be an all-electric building, and will replace former Building 39, which currently includes natural gas plumbing.
- The Project will not result in any wasteful, inefficient or unnecessary energy use. Among the energy efficiencies incorporated into the Project are the building's elongation in east/west direction that allows the building to maximize southern sun, and a sloped roof towards the south to create a surface for a PV solar panel array, while also shading the building's southerly exposure windows and glazing. The building has "net zero aspirations", anticipating that the PV array will generate as much on-site alternative energy supply as the building's operations will demand.
- California's 2019 Green Building Standards (CALGreen) Code requires all new non-residential buildings with 10 or more parking spaces to install EV Capable infrastructure in approximately 6 percent of parking spaces. EV Capable infrastructure includes raceway (the conduit or pipe that future wiring can be pulled through) and panel capacity to support future installation of a Level 2 charger on a dedicated 40-amp, 208/240-volt branch circuit. The Project proposes 80 parking spaces at the site, with 24 of those parking spaces (or 30%) as EV Capable, thus exceeding the 2019 CalGreen requirements.
- As fully described in the 2020 Program EIR, Genentech has established a Campus-wide "Trip Cap" of 5,216 AM peak hour drive-alone trips. To achieve this Trip Cap, Genentech implements TDM programs for all of its employees at levels that can reduce drive-alone trips such that this Campus-wide Trip Cap is not exceeded. To remain below the Trip Cap, Genentech's TDM mode share of net new arrivals to the Campus would need to be the equivalent of 47 percent of all AM peak hour Campus arrival trips at buildout. To achieve these TDM rates, Genentech's existing TDM program will eventually need to increase in capacity commensurate with new employee growth. However, given the scale of the existing gRide program, Genentech has available capacity within its current TDM program to absorb additional participants, including those new or relocated employees attributed to the Project. As indicated in Table 17-25 of the 2020 Program EIR, the Master Plan's calculated rate of 17.1 VMT per employee (year 2015) and 15.6 VMT per employee (year 2040) is lower than the VMT target reduction thresholds of 15% below the regional average worker-based VMT for both year 2015 and year 2040.

Conclusion

The Project will have no significant effects related to GHG emissions not previously addressed in the 2020 Genentech Master Plan Program EIR, and will not have any significant effects related to GHG emissions that are more severe than those effects previously addressed in the 2020 Genentech Master Plan Program EIR. No new or additional mitigation measures or alternatives are required to address GHG emissions.

Although the new thresholds represent changed circumstances or new information, these changed circumstances or new information do not result in new, or more severe impacts related to GHG emissions than those effects previously addressed in the 2020 Genentech Master Plan Program EIR.

Hazards & Hazardous Materials

Would the Project:	Conclusion from 2020 Program EIR	Equal or Less Severe Effect	New or More Severe Effect	Applicable Mitigation Measures or Regulatory Requirements	Project's Resulting Level of Significance
1. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials	LTS with RR	Y	N	RR Hazards 1A, Use of Chemical Materials RR Hazards 1D, Disposal of Hazardous Materials RR Hazards 1E, Hazardous Materials Transport	LTS with RR
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment	LTS with RR and MM	Y	N	RR Hazards 2A, Off-site Transport of Hazardous Materials RR Hazards 2B, Hazardous Materials Use, Storage, and On-Site Transportation	LTS with RR and MM
3. Emit hazardous emissions, or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school	LTS with RR and MM	Y	N	RR Hazards 1A RR Hazards 1D RR Hazards 1E RR Hazards 2A RR Hazards 2B (see above)	LTS with RR
4. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment	LTS with RR	Y	N	MM Hazards-4, Site Assessment RR Hazards 4A, Discovery of Underground Storage Tanks RR Hazards 4B, Asbestos	LTS with RR and MM

Would the Project:	Conclusion from 2020 Program EIR	Equal or Less Severe Effect	New or More Severe Effect	Applicable Mitigation Measures or Regulatory Requirements	Project's Resulting Level of Significance
				RR Hazards 4C, Lead-Based Paint RR Hazards 4D, PCBs RR Hazards 4F, Building Demolition	
5. For a project located within an airport land use plan or, if the project results in a safety hazard or excessive noise for people residing or working in the project area	LTS with RR	Y	N	None	LTS with RR
6. Impair implementation of or physical interference with an adopted emergency response plan or emergency evacuation plan	LTS with MM	Y	N	MM Hazards 7A, Adequate Roadway Access MM Hazards 7B, Lane Closure Request	LTS with MM
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires	NI	Y	N	None	NI

1. Hazardous materials that would be used at the Project building fall under the category of general chemicals, and include commercial products (e.g., cleaners, copier toners, etc.), diesel fuel for emergency power generators, and pesticides and herbicides for landscape maintenance. The Project would not contain any laboratory facilities, and the regulatory requirements pertaining to radioactive and biochemical agents would not apply. The proposed Project would be subject to the following regulatory requirements:

- **Regulatory Requirements Hazards 1A - Use of Chemical Materials:** Genentech shall comply with all State, federal and local regulations, and Genentech programs, practices and procedures that ensure the potential for worker and/or public exposure to hazardous chemicals from improper or unsafe activities or from accidents is less than significant.

- **Regulatory Requirements Hazards 1D - Disposal of Hazardous Materials:** Genentech disposes of hazardous wastes in compliance with Titles 8, 14, 17 and 22 of the California Code of Regulations.
- **Regulatory Requirements Hazards 1E – Hazardous Materials Transport:** The CHP and US DOT strictly regulate the transportation of hazardous materials to and from the site. Procedures mandated by federal and state laws and regulations include driver training and licensing, standardized hazard warning placards for vehicles, shipping manifest requirements and standards for classifying, handling and packaging hazardous materials. Continuation of existing (or equivalent) Genentech programs, practices and procedures, will ensure that the use, transport or disposal of hazardous materials does not expose employees, visitors or the nearby public to significant health or safety risks.

Consistent with the conclusions 2020 Program EIR, the proposed Project would not expose people to potentially substantial adverse effects resulting from exposure to hazardous materials, provided all applicable regulatory requirements are implemented.

2. Genentech complies with all applicable federal, State and local laws and regulations, as well as its own stringent programs, practices and procedures related to the storage and use of hazardous materials. Consistent with the 2020 Program EIR, safe storage of hazardous materials would continue to be implemented to maximize containment and to provide for prompt and effective cleanup if an accidental release occurs. Genentech will also continue to comply with federal and state laws and existing Genentech programs, practices, and procedures to eliminate or reduce the consequence of hazardous materials accidents, should they occur. Staff members who work around hazardous materials will continue to wear appropriate protective equipment, and safety equipment will continue to be available in all areas where hazardous materials are used. While the intended use of the Project site would not routinely use hazardous materials, the Emergency Operations Center will house the Genentech teams that provide first response to on-site spills and accidents. The following regulations would apply:

- **Regulatory Requirements Hazards 2A - Off-Site Transportation of Hazardous Materials:** The USDOT Office of Hazardous Materials Safety prescribes strict regulations for the safe transportation of hazardous materials, as described in Title 49 of the Code of Federal Regulations, and implemented by Title 13 of the California Code of Regulations. Transportation of hazardous materials along any City or state roadways within or near Genentech is also subject to all hazardous materials transportation regulations established by the California Highway Patrol pursuant to the California Vehicle Code and the South San Francisco Fire Department (SSFFD).
- **Regulatory Requirements Hazards 2B - Hazardous Materials Use, Storage and On-Site Transportation:** Management of risk and minimizing the potential for upset and accident conditions involving the release of hazardous materials is regulated by numerous federal, State and local laws and regulations.

The Project is intended to house Genentech's private on-site Emergency Response team. These team members are fully trained in proper handling, cleanup and disposal of hazardous materials used throughout the Genentech campus. Continued compliance with all applicable federal, state and local laws and regulations pertaining to the transport, use, disposal, and handling of hazardous waste, as well as implementation of Genentech's programs, practices and procedures, would ensure that impacts related to accidental spills and upset involving hazardous materials remain less than significant.

3. Consistent with the 2020 Program EIR, there are no existing schools within one-quarter mile of the Project site, but there are daycare facilities in the area. During any construction activities near

these childcare facilities, all regulatory requirements pertaining to known hazardous materials sites (see discussion under 4, below) would apply. Additionally, all regulatory requirements pursuant to construction activities that could expose the public to a significant hazard from hazardous materials through the renovation or demolition of buildings, (see discussion under 2, above) would also apply. Compliance with these regulations would ensure that impacts related to use or discovery of hazardous materials during construction remain less than significant.

All of the regulatory requirements listed pursuant to the routine transport, use, disposal or storage of hazardous materials (see discussion under 1, above) ensure that the exposure of Genentech employees or the nearby public (including nearby childcare facilities) would be reduced to levels determined by these regulations to be less than significant. Similarly, all of the regulatory requirements listed pursuant to reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment (see discussion under 2, above) would ensure that impacts related to accidental spills and upset involving hazardous materials remains less than significant.

4. As described in the Program EIR, the only existing "Open" site within the Genentech Campus is the O'Brien Corporation site (SWRCB Case #SL18341761) located at 450 East Grand Avenue, in the South Campus. All off-site "Open" cases in the vicinity are to the west or south of the Project site, well below grade of the Project, and have no potential to affect the soils or groundwater at the Project site. The Project site is not an open (or active) contaminated site, and the Deed Restriction regulatory requirement listed in the 2020 Program EIR would not apply to this Project.

Based on the historical industrial use of the area, it is possible that currently unknown or non-listed underground storage tanks, or sites with soil and/or groundwater contaminated with petroleum hydrocarbons, metals, solvents or other industrial materials could be encountered during the Project's construction activities. Potential contamination may include leaks from underground storage tanks and low concentrations of ammonia. Naturally occurring asbestos in serpentine rock is known to be present in the central portions of the Project area and may be present in other locations as well. It is also possible that contamination could exist in localized areas as the result of pesticide or herbicide use during routine landscape/turf maintenance practices, or in association with the removal or disturbance of older underground utilities or unidentified buried debris. The following mitigation measure of the 2020 Program EIR shall be implemented prior to initiation of ground-disturbing grading activities or construction activities associated with the Project:

- **Mitigation Measure Hazards 4, Site Assessment**: If previously unknown contamination, underground tanks, containers or stained or odorous soils are discovered during construction activities, the construction contractor(s) shall stop work. Appropriate investigation, sampling and comparison of data collected with health-based screening levels and/or consultation with a regulatory oversight agency shall be conducted to determine if the discovered materials pose a significant risk to the public or construction workers.

    1. If any such materials are discovered that exceed human health screening levels as noted in DTSC's HERO HHRA Note 3 criteria for California Human Health Screening Levels (CHHSLs) and/or Environmental Screening Levels (ESLs), a remediation plan shall be prepared and submitted to the appropriate regulatory agency.
    2. Soil remediation methods may include, but are not limited to excavation and on-site treatment, excavation and off-site treatment, or disposal and/or treatment without excavation.
    3. Remediation alternatives for cleanup of contaminated groundwater could include, but are not limited to on-site treatment, extraction and off-site treatment, and/or disposal.

4. Construction schedules may need to be modified or delayed to ensure that construction will not inhibit remediation activities and will not expose the public or construction workers to significant risks associated with hazardous conditions.

Demolition of Building 39 may expose construction workers, the public or the environment to hazardous materials such as lead-based paint, asbestos and PCBs. Asbestos-containing materials that may be present at the site could expose workers and the public during demolition. Any activity that involves cutting, grinding or drilling during building renovation or demolition, or relocation of underground utilities, could release friable asbestos fibers and/or lead dust, unless proper precautions are taken. Compliance with the following regulations would reduce potential exposure to construction workers and others present in the area during construction activities:

- **Regulatory Requirement Hazards 4A – Discovery of Underground Storage Tanks:** All known on-site storage tanks are above ground and conform to applicable federal, state and local regulations and are registered and permitted by the South San Francisco Fire Department. In the event that previously unknown USTs are uncovered or disturbed, they will be properly closed in place or removed. While removal could pose health and safety risks, such as the exposure of workers and the public to tank contents or vapors, these potential risks will be reduced by managing the tank closure process according to established regulatory guidelines for investigation and closure of USTs, and for cleanup of sites contaminated by leaking USTs. These regulatory guidelines are established pursuant to the California EPA's adopted Unified Hazardous Waste and Hazardous Materials Management Regulatory Program, as implemented at the local level by the San Mateo County Department of Environmental Health.
- **Regulatory Requirement Hazards 4B – Asbestos:** Asbestos-containing materials are regulated both as a hazardous air pollutant under the Clean Air Act and as a potential worker safety hazard under the authority of Cal-OSHA. Any asbestos-containing materials in structures slated for demolition must be abated in accordance with State and federal regulations, prior to the start of demolition or renovation activities.
- **Regulatory Requirement Hazards 4C – Lead-Based Paint:** Both the federal OSHA and Cal-OSHA regulate worker exposure during construction activities that may disturb lead-based paint. The Interim Final Rule found in 29 CFR 1926.62 covers construction work in which employees may be exposed to lead during such activities as demolition, removal, surface preparation for repainting, renovation, cleanup and routine maintenance. The OSHA-specified compliance includes respiratory protection, protective clothing, housekeeping, special high-efficiency filtered vacuums, hygiene facilities, medical surveillance and training. No minimum level of lead is specified to activate the provisions of this regulation.
- **Regulatory Requirement Hazards 4D- PCBs:** Fluorescent lighting ballasts manufactured prior to 1978, and electrical transformers, capacitors and generators manufactured prior to 1977 may contain PCBs. In accordance with the Toxic Substances Control Act and other federal and state regulations, construction or demolition activities that may involve such materials must properly handle and dispose of electrical equipment and lighting ballasts that contain PCBs.
- **Regulatory Requirement Hazards 4F – Building Demolition:** Buildings demolished during construction activities could have contained biohazardous materials, including medical wastes, prior to demolition. Genentech's programs, practices and procedures, and current state testing, monitoring and disposal regulations pertaining to the management of biohazardous materials (including medical waste) will eliminate or reduce the potential for biohazardous substances to be present in fixtures or building materials removed during demolition. Genentech's radioactive materials license requires testing and implementation of decontamination and waste handling activities in accordance with applicable regulations

when facilities using radioactive materials are decommissioned for purposes of renovation or demolition.

Continued compliance with federal and state health and safety laws and regulations, as well as existing (or equivalent) Genentech programs, practices, and procedures, would ensure that potential exposure to known hazardous building materials would be reduced to levels of less than significant during the construction of the proposed Project and the demolition of the existing building.

5. The Project site is entirely within the SFO Airport Influence Area (AIA) and as such, the compatibility criteria contained within the ALUCP are applicable to development of the Project. Consistent with the Program EIR, the Project would be subject to FAA Building Height Criteria. The proposed Project consists of a single one-story building, and would not meet the height limit that triggers review by the FAA. According to the 2020 Genentech Master Plan Program EIR, buildings in the Upper Campus that exceed approximately 80 feet in height would require FAA review. The Project, which is a one-story building, would be substantially lower than 80 feet, and would have a less than significant impact.

6. It is possible that construction and certain operational activities associated with the Project could potentially affect emergency response or evacuation plans due to temporary construction barricades or other roadway obstructions that could impede emergency access on-site. Consistent with the Program EIR, the following mitigation measures would reduce the potential impact to less than significant:

- **Mitigation Measure Hazards 7A – Adequate Roadway Access:** To the extent feasible, the Project applicant shall maintain at least one unobstructed lane in both directions on the site's roadways. At any time only a single lane is available, Genentech shall provide a temporary flag-person or other appropriate traffic control to allow travel in both directions. If construction activities require the complete closure of a roadway segment, Genentech shall provide appropriate signage indicating alternative routes.
- **Mitigation Measure Hazards 7B – Lane Closure Request:** To ensure adequate access for emergency vehicles when construction projects may result in temporary lane or roadway closures, Genentech shall consult with the South San Francisco Police and Fire Departments to disclose any such temporary lane or roadway closures and to identify appropriate alternative travel routes.

7. As with the Genentech Campus previously analyzed under the Program EIR, the Project is not susceptible to significant risk of loss, injury or death involving wildland fires, and there would be no impact.

Conclusion

The Project will have no significant effects related to hazards or hazardous materials not previously addressed in the 2020 Genentech Master Plan Program EIR, and will not have any significant effects related to hazards and hazardous materials that are more severe than those effects previously addressed in the 2020 Genentech Master Plan Program EIR. No new or additional mitigation measures or alternatives are required to address hazards or hazardous materials, and all applicable regulations and mitigation measures identified in the 2020 Genentech Master Plan Program EIR will be applied to the Project or otherwise made conditions of approval of the Project

Hydrology & Water Quality

Would the Project:	Conclusion from 2020 Program EIR	Equal or Less Severe Effect	New or More Severe Effect	Applicable Mitigation Measures or Regulatory Requirements	Project's Resulting Level of Significance
1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality	LTS with RR	Y	N	RR Hydro 1A, Construction General Permit/ Stormwater Pollution Prevention Plan RR Hydro 1C, Provision 3.C Requirements / Stormwater Management Plan	LTS with RR
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impeded sustainable groundwater management of the basin	LTS	Y	N	None	LTS
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner that would: a. result in substantial erosion or siltation on- or off-site; b. Substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site c. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide	LTS with RR	Y	N	RR Hydro 1C	LTS with RR

Would the Project:	Conclusion from 2020 Program EIR	Equal or Less Severe Effect	New or More Severe Effect	Applicable Mitigation Measures or Regulatory Requirements	Project's Resulting Level of Significance
substantial additional sources of polluted runoff					
4. In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation	LTS with RR	Y	N	None	LTS
5. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan	LTS	Y	N	None	LTS

1. Typical construction activities can result in degradation of water quality and violation of water quality and waste discharge standards. If not properly managed, soils dislodged during grading and construction could be washed into drainages by rain or by water used during construction. Project construction would also involve use of motorized heavy equipment including trucks and dozers that require fuel, lubricating grease and other fluids. Accidental chemical release or spill from a vehicle or equipment could affect surface water. Such spills could become washed into the on-site drainages and eventually the Bay, or could infiltrate into soil affecting groundwater quality.

Consistent with the 2020 Program EIR, the proposed Project would be subject to the following regulatory requirement prior to and during construction and grading:

- **Regulatory Requirement Hydro 1A, Construction General Permit/Stormwater Pollution Prevention Plan**: The Project (as a qualifying construction project pursuant to the Genentech Master Plan Update) shall be required to comply with Provision C.6 of the Municipal Regional Permit (MRP), including filing a Notice of Intent for permit coverage under the Construction General Permit.

    1. To obtain Construction General Permit coverage, construction projects must include a Stormwater Pollution Prevention Plan (SWPPP) that demonstrates compliance with the City's Grading Ordinances and other local requirements.
    2. The SWPPP must demonstrate implementation of seasonally appropriate and effective best management practices (BMPs) to prevent construction site discharges of pollutants into the storm drains, before approval and issuance of local grading permits.
    3. Such construction projects are required to implement the stormwater BMPs identified by the San Mateo Countywide Stormwater Pollution Prevention Program, including plans to address materials and waste management, equipment management and spill control, grading and earthmoving to prevent erosion, paving and asphalt work, concrete and mortar applications, painting and paint removal, landscaping and dewatering.

Post-Construction

After construction, resulting increases in peak stormwater flows can also result in violations of standards intended to reduce sediments and contaminants in the stormwater system. The Project would create or replace impervious surfaces. Increased or replaced impervious surfaces would result in increased runoff and the potential for that runoff to carry pollutants to receiving waters, including the Bay. Consistent with the 2020 Program EIR, the proposed Project would be subject to the following post-construction regulatory requirement:

- **Regulatory Requirement Hydro 1C - Provision C.3 Requirements/Stormwater Management Plan:** All new Regulated Projects pursuant to the Master Plan Update will be required to comply with Provision C.3 of the MRP, including requirements to incorporate post-construction stormwater control and low-impact development (LID) measures. Each individual development project must meet Provision C.3 requirements capable of reducing long-term impacts of development on stormwater quality. Some combination of the following post-construction stormwater controls will be required to demonstrate compliance with the hydraulic design criteria of the MRP:

    1. Site design may include minimizing impervious surfaces that are directly connected to the storm drain system, or using landscaping as a drainage feature.

    2. Source control measures may include roofed trash enclosures, berms that control runoff from a pollutant source, use of indoor mats/equipment wash racks that are connected to the sanitary sewer (where allowed under separate sewer discharge permits), and regular inspection and cleaning of storm drain inlets.

    3 Stormwater treatments may be met by a combination of measures that may include, but are not limited to bioretention areas, flow-through planter boxes, infiltration trenches, extended detention basins, green roofs, pervious paving and grid pavements, rainwater harvesting and subsurface infiltration systems.

As with the larger Genentech Campus and evaluated under the Program EIR, the Project would comply with the State, regional, countywide and City regulations as outlined in the Municipal Regional Stormwater NPDES Permit (MRP) issued by San Francisco Bay Regional Water Quality Control Board in November 2015, and any subsequent updates or amendments. The 2015 MRP includes requirements to incorporate post-construction stormwater controls and low-impact development (LID) measures into new development and redevelopment projects. These requirements are known as Provision C.3 requirements. The goal of Provision C.3 is for local permitting agencies to use their planning authorities to include appropriate source control, site design and stormwater treatment measures in new development and redevelopment projects to address stormwater runoff pollutant discharges, and prevent increases in runoff flows from new development and redevelopment projects. Provision C.3.c establishes thresholds at which new development and redevelopment projects must comply (i.e., Regulated Projects), and local municipalities must apply standard stormwater conditions of approval for Regulated Projects that receive development permits. These regulations ensure that potential water quality impacts related to construction and post-construction activity pursuant to the Project would be reduced to a less than significant level.

Construction activities are not expected to include dewatering, so the related regulatory requirement listed in the 2020 Program EIR does not apply to this Project.

2. The Project itself does not involve any groundwater withdrawal, and the site has limited value for groundwater recharge. Consistent with the 2020 Program EIR, the Project's water demands would not cause Cal Water to extract groundwater at a rate that would substantially deplete groundwater supplies or interfere substantially with groundwater recharge. Further, the Project's water demands would not contribute to cumulative water demands that would cause a net deficit in aquifer volume or

a lowering of the local groundwater table level. Groundwater resource depletion is therefore not a significant direct or indirect effect of the Project, and the impact would be less than significant.

3. Consistent with the Program EIR, the Project would comply with regulatory requirements Hydro 1A and 1C (see above) and the State, regional, countywide and City regulations as outlined in the Municipal Regional Stormwater NPDES Permit (MRP) issued by SFRWQCB in November 2015, and any subsequent updates or amendments.

Proposed Stormwater Design Plan

Chapter 14.04 (Stormwater Management and Discharge Control) of the South San Francisco Municipal Code requires stormwater treatment requirements as specified in the MRP be mandated for certain categories of new and redevelopment projects in the City of South San Francisco. Treatment BMPs for regulated projects shall incorporate sizing design criteria as specified in NPDES Permit for water quality treatment of stormwater runoff prior to discharge. The Project includes a proposed Stormwater Management Plan (SWMP) intended to demonstrate the Project's intent to fully comply with the requirements of the 2015 MRP. Pursuant to his preliminary SWMP, stormwater bio-retention basins are to be located at the perimeter of all proposed parking areas, and at points along the new Building 38 southerly frontage. Stormwater is to be collected from the parking areas in below ground stormdrain lines and routed to these bio-retention areas for water quality treatment prior to discharge into the surrounding stormdrain mains in DNA Way. Stormwater runoff from the south-sloping roof is also to be routed to these bio-retention areas for water quality treatment prior to discharge into the surrounding stormdrain mains.

Compliance with regulatory requirements, as demonstrated in the Project's proposed Stormwater Management Plan, would ensure that potential alterations to existing drainage patterns do not result in substantial erosion or siltation or adverse effects to water quality and maintain the functionality of existing on-site drainage channels. The impact would be less than significant.

4. The Project site is not located near the Bay shoreline and is not within the 100-year flood hazard zone. Regulatory requirements listed in the Program EIR related to flood insurance and the South San Francisco municipal code identifying construction standards for coastal high hazard areas would not apply. Projected levels of future sea level rise due to climate change, combined with 100-year flood risks, would not affect the Project site at its higher elevation in the Upper Campus location. The impact would be less than significant.

5. The Project would comply with all State, regional, countywide and City regulations pertaining to water quality control plans and sustainable groundwater management plans. The Project's impact would be less than significant.

Conclusion

The Project will have no significant effects related to hydrology or water quality not previously addressed in the 2020 Genentech Master Plan Program EIR, and will not have any significant effects related to hydrology or water quality that are more severe than those effects previously addressed in the 2020 Genentech Master Plan Program EIR. No new or additional mitigation measures or alternatives are required to address hydrology or water quality, and all applicable regulations and mitigation measures identified in the 2020 Genentech Master Plan Program EIR will be applied to the Project or otherwise made conditions of approval of the Project.

Land Use & Planning

Would the Project:	Conclusion from 2020 Program EIR	Equal or Less Severe Effect	New or More Severe Effect	Applicable Mitigation Measures or Regulatory Requirements	Project's Resulting Level of Significance
1. Physically divide an established community	NI	Y	N	None	NI
2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect	LTS	Y	N	None	LTS

1. The proposed Project site is entirely within the Genentech Master Plan Zoning District and is surrounded by office, warehousing, and other R&D-related facilities. The Project would be an addition to the Upper Campus, an infill project on an existing surface parking lot. There would be no physical division of an established community; there is no impact.

2. The 2020 Program EIR found that the Genentech Master Plan is consistent with all applicable land use plans, and the proposed Project is consistent with the Master Plan. Consistency with the San Francisco International Airport Land Use Compatibility Plan is ensured by Mitigation Measure Land Use 2, Building Height Limits. However, this measure does not apply to the proposed Project as its proposed height (as a 1-story building) does not exceed FAA notification heights (which are generally 80-feet above ground surface) in the area where the Project is located. The impact is less than significant.

Conclusion

The Project will have no significant land use effects not previously addressed in the 2020 Genentech Master Plan Program EIR, and will not have any significant land use effects that are more severe than those effects previously addressed in the 2020 Genentech Master Plan Program EIR. No new or additional mitigation measures or alternatives are required to address land use, and no applicable regulations or mitigation measures identified in the 2020 Genentech Master Plan Program EIR are necessary for the Project.

Noise

Would the Project:	Conclusion from 2020 Program EIR	Equal or Less Severe Effect	New or More Severe Effect	Applicable Mitigation Measures or Regulatory Requirements	Project's Resulting Level of Significance
1. Generate a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies	SU	Y	N	None	LTS
2. Generate a substantial permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies	LTS with MM	Y	N	MM Noise 2, Mechanical and Industrial Equipment Noise Reduction Requirements	LTS with MM
3. Generate excessive ground-borne vibration or ground-borne noise levels	LTS with MM	Y	N	None	LTS
4. Expose people residing or working in the project site to excessive noise levels from a project located in the vicinity of a private airstrip or within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport	NI	Y	N	None	NI

Discussion

1. Construction noise impacts pertain primarily to construction projects located in close proximity to sensitive land uses (e.g., childcare facilities) or to other existing buildings (on or off-site) where employees could be adversely affected by construction noise. According to the numeric thresholds used in the 2020 Program EIR (as derived from Chapter 8.32 of the City's Municipal Code), construction noise that is generated during allowed construction hours is not considered significant if that construction activity would not exceed 90 dB at 25 feet, or would not exceed 90 dB at any point outside the property. Most of the types of construction equipment likely to be used for Project-related construction would not generate more than 90 dB at 25 feet because the Project is not expected to require use of concrete/industrial saws, impact pile drivers or vibratory pile drivers. However, certain types of construction activity (e.g., concrete mixer trucks, excavators and graders, jackhammers, etc.) generate 85 dB or more at a distance of 50 feet, and could generate noise that exceeds 90 dB at a distance of 25 feet. Relevant distances between the Project site and surrounding properties include the following;

- The Project site is centrally located within the Upper Campus, and is surrounded by other Genentech properties. The nearest non-Genentech property is an undeveloped site at the northwest corner of Allerton and Forbes, at approximately 830 feet from the Project site.
- The nearest non-Genentech sensitive receptor is the Early Years pre-school located on Allerton near Cabot Road. The Early Years pre-School is about 1,600 feet from the proposed Building 38 site, and about 1,400 feet from Building 39 (to be demolished)
- The nearest Genentech sensitive receptor is Genentech's Cabot Second Generation preschool located on DNA Way. The Cabot Second Generation preschool is about 1,300 feet from the proposed Building 38 site, and about 1,100 feet from Building 39 (to be demolished)

At these distances, construction activity associated with the Project would not exceed 90 dB at any point outside of Genentech property and is thus consistent with the City's Municipal Code and the Program EIR. Mitigation measures listed in the 2020 Program EIR related to construction period best management practices to address off-site construction noise impacts would not be relevant to this Project, as the site location is not within 50 feet of an adjacent off-site property.

As has been Genentech's practice, Genentech will continue to prepare and implement Noise Attenuation and Logistics Plans for any new construction that is located in close proximity to an existing Genentech building, demonstrating consistency with all applicable OSHA requirements for safe workspaces, and any other private Genentech-based noise standards for a healthy workplace.

2. Operational activities associated with the Project would not generate a substantial permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Any industrial or mechanical equipment associated with the Project would be subject to the following mitigation measure:

- **Mitigation Measure Noise 2: Mechanical and Industrial Equipment Noise Reduction Requirements:** The project applicant shall analyze or provide documentation of future exterior mechanical or industrial equipment to determine if the equipment would exceed applicable operational noise standards. If so, noise control measures must be provided to meet the City's requirements. Typical noise control measures include barriers, enclosures, silencers and acoustical louvers at vent openings. Prior to issuance of any building permits, the project applicant shall submit a report verifying that noise levels generated by project mechanical equipment are no greater than applicable noise standards at receiving properties.

With the implementation of Mitigation Measure Noise-2, new industrial or mechanical operational noise impacts associated with the Project would be reduced to a less than significant level.

3. Construction activities would not occur within 20 feet of a non-Genentech building, so mitigation measures relating to reducing the damage to off-site buildings from construction activities would not apply. Genentech will continue to prepare and implement Noise Attenuation and Logistics Plans for new development that is in close proximity to another existing Genentech building, demonstrating consistency with all applicable OSHA requirements for safe workspaces, and any other private Genentech-based noise standards for a healthy workplace. Vibrations from construction activities would have a less than significant impact.

Consistent with the Program EIR, no operational uses associated with the Project would generate a permanent source of ground-borne vibration. Future sources of ground-borne vibration from operation of the Project would come from routine truck trips for maintenance or other service, which are temporary, intermittent occurrences. As such, implementation of the Project would not expose persons within the Project vicinity to excessive ground-borne vibration levels. The impact would be less than significant.

4. Consistent with the Program EIR, the Project site is not near a private airstrip and is not located within any of the ALUCP-identified noise impact areas of the SFO Airport Influence Area. There would be no impact.

Conclusion

The Project will have no significant noise effects not previously addressed in the 2020 Genentech Master Plan Program EIR, and will not have any significant noise effects that are more severe than those effects previously addressed in the 2020 Genentech Master Plan Program EIR. No new or additional mitigation measures or alternatives are required to address noise, and all applicable regulations and mitigation measures identified in the 2020 Genentech Master Plan Program EIR will be applied to the Project or otherwise made conditions of approval of the Project.

Population, Housing & Employment

Would the Project:	Conclusion from 2020 Program EIR	Equal or Less Severe Effect	New or More Severe Effect	Applicable Mitigation Measures or Regulatory Requirements	Project's Resulting Level of Significance
1. Induce substantial unplanned population growth in a manner not previously contemplated, either directly	LTS with RR	Y	N	RR Pop/Emp 1, Affordable Housing Commercial Linkage Fees	LTS
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere	NI	Y	N	None	NI

Discussion

1. The proposed Project is presumed to provide spaces for approximately 110 employees, which is a small fraction of the 12,550 new employees (24,970 total employees) at buildout of the Master Plan. Furthermore, the proposed Project is intended to replace an existing facility (Building 39), so the employees at the Project are largely anticipated to be existing employees rather than new. Like any development project on the Genentech Campus, the proposed Project will be subject to the City of South San Francisco's Affordable Housing Linkage Fee (RR Pop/Emp-1). The impact is less than significant.

2. The proposed Project site is located in the Genentech Campus, on a surface parking lot, where there is no existing housing. No displacement would occur and there is no impact.

Conclusion

The Project will have no significant population, housing or employment effects not previously addressed in the 2020 Genentech Master Plan Program EIR, and will not have any significant population, housing or employment effects that are more severe than those effects previously addressed in the 2020 Genentech Master Plan Program EIR. No new or additional mitigation measures or alternatives are required to address population, housing or employment, and all applicable regulations identified in the 2020 Genentech Master Plan Program EIR will be applied to the Project or otherwise made conditions of approval of the Project.

Public Services

Would the Project:	Conclusion from 2020 Program EIR	Equal or Less Severe Effect	New or More Severe Effect	Applicable Mitigation Measures or Regulatory Requirements	Project's Resulting Level of Significance
1. Cause substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives	LTS with RR	Y	N	RR Services 1, Public Safety Impact Fees RR Services 2A, Compliance with Fire Code	LTS with RR
2.Cause increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated	LTS with RR	Y	N	RR Services 3, Parkland Acquisition and Construction Fees	LTS with RR
3. Cause substantial adverse physical impacts associated with the provision of new or physically altered recreation facilities, or the need for new or physically altered recreation facilities, the construction of which could cause significant environmental impacts.	LTS with RR	Y	N	RR Services 3, Parkland Acquisition and Construction Fees	LTS with RR

1, 2 and 3: Given that the proposed Project is intended primarily as a replacement for an existing on-Campus facility, the Project will not change or increase the demand for city services. As part of implementing the proposed Project and pursuant to City regulations, Genentech will contribute its

fair share towards the cost of public facilities, services and capital improvement projects that support its development activity. The proposed Project will be responsible for paying the City's Public Safety Impact Fee, Parkland Acquisition and Construction Impact Fees, and School District Fees (RR Services 1 and RR Services 3). Like all projects in the City of South San Francisco and any project contemplated by the Master Plan and 2020 Program EIR, the proposed Project will also be subject to compliance with the California Building Code and the Fire Code (RR Services 2A).

Moreover, the proposed Project is intended to provide improved facilities for Genentech's own Security Operations, which provides emergency response services to the Genentech Campus, thus lessening the burden on the City of South San Francisco's public safety facilities, operations, and services.

Conclusion

The Project will have no significant effects on public services not previously addressed in the 2020 Genentech Master Plan Program EIR, and will not have any significant effects on public services that are more severe than those effects previously addressed in the 2020 Genentech Master Plan Program EIR. No new or additional mitigation measures or alternatives are required to address public services, and all applicable regulations and mitigation measures identified in the 2020 Genentech Master Plan Program EIR will be applied to the Project or otherwise made conditions of approval of the Project.

Transportation & Traffic

Would the Project:	Conclusion from 2020 Program EIR	Equal or Less Severe Effect	New or More Severe Effect	Applicable Mitigation Measures or Regulatory Requirements	Project's Resulting Level of Significance
1. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities	SU	N/A	N/A	N/A	N/A
2. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)	SU	Y	N	Genentech Master Plan Trip Cap and TDM	LTS with MM
3. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)	LTS	Y	N	None	LTS

Between the time that the City published the Genentech Master Plan Program Draft EIR and the time this EIR was certified, the California Natural Resources Agency adopted new CEQA Guidelines to implement the requirements of California Senate Bill (SB) 743. Specifically, SB 743 and the resulting CEQA Guideline section 15064.3 changed the CEQA transportation impact analysis significance criteria to eliminate auto delay, level of service (LOS), and similar measures of vehicular capacity or traffic congestion as a basis for determining significant impacts under CEQA. The changes in CEQA Guidelines to implement SB 743 present vehicle miles traveled (VMT) as an appropriate measure of transportation impacts.

The 2020 Draft Program EIR identified level of service-based impacts and mitigation measures. However, between the time that the City published that Draft EIR and the time the EIR was certified, CEQA Guidelines were changed, and significance criteria related to auto delay, level of service (LOS), and similar measures of vehicular capacity or traffic congestion were replaced with vehicle miles traveled (VMT) as the appropriate measure of transportation impacts. Accordingly, the Final EIR incorporated changes to the Draft EIR, treating the VMT analysis of the Project (which was presented in the Draft for informational purposes), as the CEQA threshold for analysis.

1. The following conclusions pertaining to the Project demonstrate that the Project would not have a significant impact with respect to circulation system conflicts:

- B*icycle Access and Circulation and Bicycle Parking* - DNA Way has Class II buffered bike lanes (a separate striped lane for one-way bicycle travel on both sides of the street) for the full length of the Campus between East Grand Avenue and Forbes Boulevard, including across the Project frontage. Bike racks would be available at the Project's entrance.
- *Pedestrian Access and Circulation* - A sidewalk runs along both sides of DNA Way, and the Project will provide new sidewalk connection directly to the Project's main building entrance (at the southwesterly corner of the Project) and from the parking lot to the rear entrance.
- *Roadways* - All access locations would provide adequate sight distance between vehicles entering or exiting the Project site, and sight distance visibility of pedestrians on the adjacent sidewalks in both directions on DNA Way.
- *Transit Access* - A shuttle bus stop is located directly in front of the Project site.

The Project would provide access and circulation for passenger automobiles, trucks, bicycles and pedestrians in and around the site, consistent with relevant requirements and policies. The Project would be consistent with plans or ordinances addressing the circulation system, there are no new circumstances pertaining to plans, ordinances or policies addressing the circulation system that apply to the Project, and this impact would be less than significant.

2. Whereas the prior 2020 Program EIR had identified impacts and mitigation measures related to level of service thresholds, current CEQA laws ow require analysis on a VMT basis.

VMT Thresholds

Data from Plan Bay Area and its Travel Model One data provides worker-based VMT for the region of 22.7 VMT per employee for year 2015, and a worker-based VMT for the region of 20.3 VMT per employee by year 2040.

Based on the thresholds as recommended by the State OPR, the target thresholds for VMT is 15% below the 2015 and 2040 worker-based regional VMT rates. This is a target rate of 19.3 VMT per employee (or 15% below the 2015 rate of 22.7 VMT per employee) in year 2015, and a target rate of 17.3 VMT per employee (or 15% below the 2040 rate of 20.3 VMT per employee) in year 2040.

Genentech's Baseline

Based on Travel Model One data, the year 2015 VMT rate for traffic analysis zone (TAZ) #212 (which covers most of the biotechnology center in the East of 101 Area, including the Genentech Campus) is 26.3 VMT per employee. The citywide average VMT rate for year 2015 was 23.9 VMT per employee, and the regional average VMT rate was 25.9 VMT per employee. The higher VMT rate for TAZ #212 as compared to the City average reflects the broader commute-shed for many of the tech and biotech companies located within this TAZ, where employees from across the region, travelling longer distances, commute to the East of 101 Area for highly desirable jobs.

The Genentech Campus has a much different VMT baseline than much of the remainder of East of 101. Since 2006, Genentech has implemented a TDM program for their facilities, entitled gRide, to facilitate and encourage employees to use alternative commute options. The program's goal is to increase the percentage of employees using alternative forms of transportation, reducing the number of single occupancy cars coming to and parking at the Campus. The gRide program has been very successful in encouraging non-single occupancy vehicle trips. Since 2005, the share of employee Campus arrivals to work via drive alone vehicles has fallen from approximately 77 percent drive-alone, to around 58 percent drive alone, as concluded in the Fall 2019 Genentech South San Francisco Campus Mode Share and Parking Report. This drive-alone mode share corresponds to a TDM rate of 42 percent, which exceeds the City's Code requirement for a 30 percent trip reduction rate, as well as the 35 percent trip reduction rate required of projects (including Master Plan buildout) that equal or exceed an FAR of 1.0.

Additionally, Genentech provides a series of initiatives that seek to improve employees' work experience, and in particular to address the adverse effects of long commute times. These initiatives encourage teams and managers within Genentech to consider how a flexible work environment can best be achieved on an individual and team level, and to experiment with strategies that serve different employee populations with work flexibility options. According to Genentech's August 2018 Employee Work Environment Survey, Genentech's workforce chose a flexible work option over commuting to the Campus an average of 13% of the time, further reducing the number of Campus arrivals during the AM peak hour commute period by approximately 755 trips.

With 42% of its workers arriving to the Campus via one of the existing TDM programs and the additional trip reductions based on workers choosing a flexible work option, Genentech was operating at a total trip reduction rate of approximately 51% by the beginning of year 2020.

Trip Cap and TDM

As fully described in the 2020 Program EIR and pursuant to its Master Plan, Genentech has established a Campus-wide "Trip Cap" of 5,216 AM peak hour drive-alone trips. This number of AM peak hour drive-alone trips is equivalent to the total number of drive-alone vehicle trips as previously calculated for buildout of the 2007 Campus Master Plan, approximately 6.8 million square feet of building space. The Trip Cap hold the maximum number of AM peak hour trips constant, while increasing the underlying entitlement from approximately 6.8 million square feet up to 9 million square feet of building space. To achieve this Trip Cap, Genentech implements TDM programs for all of its employees at levels that can reduce drive-alone trips such that this Campus-wide Trip Cap is not exceeded. To remain below the Trip Cap, Genentech's TDM mode share of net new arrivals to the Campus would need to be the equivalent of 47 percent of all AM peak hour Campus arrival trips at buildout.

Resulting Campus-wide VMT

As calculated in the 2020 Program EIR:

- With Genentech's commitment to TDM reductions plus a conservative assumption of 5% reduction for internalized trips (i.e., daily trip reductions attributable to the availability of on-Campus amenities), the Master Plan is expected to generate approximately 21,000 daily trips.
- Multiplying these 21,000 daily trips by an average trip length of 10.2 miles per trip (a weighted average trip length for TAZ #212 for year 2015), the Project would generate approximately 214,200 total vehicle miles traveled in 2015. Similarly, but using an average trip length of 9.3 miles per trip (the weighted average trip length for TAZ #212 for year 2040), the Project would generate approximately 194,900 daily total vehicle miles traveled in year 2040.
- Dividing these total daily vehicle miles traveled by the total number of new employees pursuant to the Master Plan (12,500) yielded an average of 17.1 VMT per employee for year 2015, and an average of 15.6 VMT per employee for year 2040.

As indicated in Table 17-25 of the prior 2020 Program EIR, the Master Plan's calculated rate of 17.1 VMT per employee (year 2015) and 15.6 VMT per employee (year 2040) is lower than the VMT target reduction thresholds of 15% below the regional average worker-based VMT for both year 2015 and year 2040.

Buildout of the Master Plan would not exceed the VMT thresholds used in this analysis, and the Master Plan's impacts relative to VMT were found to be less than significant. No mitigation measures beyond the Project's proposed Trip Cap and corresponding TDM trip reductions (i.e., 47 percent reduction in drive-alone trips) are required.

Project's Contribution

The Project is estimated to house approximately 110 employees (or less than 1 percent of the current employment at the Campus). The majority of these employees already work on the Campus, and many of them are currently housed at Building 39 (to be demolished). Therefore, the Project's contribution to overall Campus-wide employee population growth, and thus additional trips, is minimal.

To achieve Genentech's commitment to TDM, Genentech's existing TDM programs will eventually need to increase in capacity commensurate with new employee growth. However, given the scale of the existing gRide program and other current TDM measures, Genentech has available capacity within its current TDM program to absorb additional participants, including those new or relocated employees attributed to the Project. No new or substantially modified TDM programs are necessary to maintain Campus-wide VMT thresholds, with addition of the Project.

3. Consistent with the Program EIR, roadways near the Project site provide sufficient vehicular circulation to serve the Project's circulation needs, and no additional streets or street improvements are expected to be necessary to address any design hazards of the circulation system. DNA Way is a two-lane without median but with clearly demarcated Class II bike lanes and was originally designed and constructed to accommodate industrial related traffic. There would be a less than significant impact.

Conclusion

The Project will have no significant effects related to transportation not previously addressed in the 2020 Genentech Master Plan Program EIR, and will not have any significant transportation effects that are more severe than those effects previously addressed in the 2020 Genentech Master Plan Program EIR. No new or additional mitigation measures or alternatives are required to address transportation, and all applicable regulations and mitigation measures identified in the 2020 Genentech Master Plan Program EIR will be applied to the Project or otherwise made conditions of approval of the Project.

Between the time that the City published the Genentech Master Plan Program Draft EIR and the time this EIR was certified, the California Natural Resources Agency adopted new CEQA Guidelines to implement the requirements of California Senate Bill (SB) 743. Specifically, SB 743 and the resulting CEQA Guideline section 15064.3 changed the CEQA transportation impact analysis significance criteria to eliminate auto delay, level of service (LOS), and similar measures of vehicular capacity or traffic congestion as a basis for determining significant impacts under CEQA. The changes in CEQA Guidelines to implement SB 743 present vehicle miles traveled (VMT) as the appropriate measure of transportation impacts. The 2020 Genentech Master Plan Program Response to Comment / Final EIR document incorporated changes to the Draft EIR, treating the VMT analysis of the Project as presented in the Draft EIR as a CEQA topic, and not just for informational purposes.

Accordingly, the VMT analysis as presented above is not new information or changed circumstances, and does not result in new or more severe impacts related to VMT than those effects previously addressed in the 2020 Genentech Master Plan Program Final EIR.

Utilities

Would the Project:	Conclusion from 2020 Program EIR	Equal or Less Severe Effect	New or More Severe Effect	Applicable Mitigation Measures or Regulatory Requirements	Project's Resulting Level of Significance
1. Have insufficient water supplies to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years	LTS with RR	Y	N	RR Utilities 1, CalGreen Water Conservation Standards	LTS with RR
2. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electrical power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects	LTS with RR	Y	N	RR Utilities 2, Water Service Connections RR Utilities 5, Sewer Lateral Construction Regulatory Requirement Hydro 1C - Provision C.3 Requirements/ Stormwater Management Plan	LTS with RR
3. Result in a determination by the wastewater treatment provider that serves the Project that it does not have adequate capacity to serve the Project's projected wastewater treatment demand in addition to the provider's existing commitments	LTS with RR	Y	N	RR Utilities 3, Wastewater Discharge Permit RR Utilities 4, East of 101 Sewer Fees	LTS with RR
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of the local infrastructure, or otherwise impair the attainment of solid	LTS with RR	Y	N	RR Utilities 7A, Construction Waste Management Plan RR Utilities 7B, Recyclable Materials	LTS with RR

Would the Project:	Conclusion from 2020 Program EIR	Equal or Less Severe Effect	New or More Severe Effect	Applicable Mitigation Measures or Regulatory Requirements	Project's Resulting Level of Significance
waste reduction goals, or 5. Fail to comply with federal, state and local management and reduction statutes and regulations related to solid waste					
6. Result in potentially significant environmental impacts due to a wasteful, inefficient or unnecessary consumption of energy resources during project construction or operation, or 7. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency	LTS with RR	Y	N	RR Utilities 8, Energy Conservation	LTS with RR

1. The Water Supply Assessment prepared by Cal Water for the 2020 Program EIR concludes that, for the next 20-plus years, Cal Water's SSF District will be able to provide adequate water supplies to meet existing and projected customer demands, including full development of the Master Plan for the Genentech Campus for normal water year conditions. The Project represents the development of a new amenity building to replace a current building in similar use. The water demands of the Project are not expected to be substantially greater than those current water demands of existing Building 39, which it will replace. Overall, the Project is not expected to result in a substantial increase in Campus-wide water demands.

All new development within the Campus is required to comply with the following regulatory requirement:

- **Regulatory Requirement Utilities 1- CalGreen Water Conservation Standards:** All new development pursuant to the Master Plan Update (the Project) are subject to the water conservation requirements of the most recent edition of the California Green Building Standards Code, Nonresidential (CalGreen). These requirements, as pertaining to water conservation, include:

    1. Install separate sub-meters or metering devices for each individual leased, rented, or other tenant space within the building projected to consume more than 100 gal/day, including, but not limited to spaces used for laboratories, and for water supplied to sub-systems used for make-up water for cooling towers, evaporative coolers, and steam and

hot-water boilers. The intent of this code requirement is to reduce potable water use in new or altered buildings by making building owners and/or tenants aware of their daily potable water consumption to encourage voluntary reduction.

2. Install water conserving plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) that meet maximum allowable flow rates. The intent of this code regulation is to reduce the overall use of potable water within the building.

3 Comply with mandatory Model Water Efficiency Landscape Ordinance (MWELO) measures for outdoor water use in landscape areas, or a local water efficient landscape ordinance that is at least as effective in conserving water. The intent of this code requirement is to reduce the overall outdoor water used for irrigation for both new landscaping areas and rehabilitated landscape projects.

The Project will comply with these regulatory requirements, and potential impacts of the Project related to water supply would be less than significant.

2. Consistent with the Program EIR, the Project would not require or result in the relocation or construction of new or expanded main water conveyance facilities. Existing on-site water service to Building 39 would be disconnected from the conveyance system and new service to the Project would be established. Cal Water would furnish and install any needed piping, meters and meter boxes necessary to provide service to the Project, and Genentech would be responsible for connecting the new building to the Cal Water service connection. Cal Water would also ensure that all required water facilities are designed consistent with the needs of the proposed Project. Water supply and pressure requirements for the new building would be established pursuant to applicable Fire Codes.

- **Regulatory Requirement Utilities 2 – Water Service Connections:** Genentech will be responsible for connecting new buildings pursuant to the Project to existing Cal Water service connections. All such water service connections will be required to adhere to applicable Code requirements, and these requirements will be incorporated into individual development project designs and construction.

The Project would not require or result in the relocation or construction of new or expanded wastewater treatment facilities. The Project represents development of a new amenity building to replace a current building in similar use. The wastewater demands of the Project are not expected to be substantially greater than those current wastewater demands of existing Building 39, which it will replace. The following regulatory requirement would apply:

- **Regulatory Requirement Utilities 5 - Sewer Lateral Construction**: Pursuant to South San Francisco Municipal Code, Chapter 14.14 Sewer Lateral Construction, Maintenance and Inspection, as new development occurs within the Project Area, Genentech will be responsible for constructing, operating and maintaining all individual building sanitary sewer laterals from the building to the City sanitary sewer main.

The Project is a replacement of a similar type of use into a new building, and the wastewater demands of the Project are not expected to be substantially greater than those current wastewater demands of existing Building 39, which it will replace. It is unlikely that the wastewater collection system will need to be upgraded to accommodate this minor Project, and the Project is not expected to require implementation of Mitigation Measure Utilities 5 – Detailed Hydraulic Analysis and System Upgrades based on its relative no net increase in the demands on the segment of sewer line contributing to Pump Station #8.

The Project would not require or result in the relocation or construction of new or expanded stormdrain main conveyance facilities. The Project represents development of a new amenity building to replace a current building in similar use. The stormdrain demands of the Project are not

expected to be substantially greater than those current stormdrain demands of existing Building 39, which it will replace. See discussion under the Hydrology section of this Initial Study checklist (**Regulatory Requirement Hydro 1C - Provision C.3 Requirements/Stormwater Management Plan**) for discussion of improved on-site stormdrain system requirements to address the quality of water runoff from the site.

Adherence to building codes and regulatory measures would ensure less than significant impacts.

3. The South San Francisco WQCP has adequate capacity to absorb any additional wastewater treatment and disposal demands generated by the Project, in addition to other projected cumulative wastewater flows. The Project represents development of a new amenity building to replace a current building in similar use. The wastewater demands of the Project are not expected to be substantially greater than those current wastewater demands of existing Building 39, which it will replace. The Project's impact on wastewater treatment and disposal capacity, including compliance with waste discharge requirements, would be less than significant. The following regulatory requirement would apply:

- **Regulatory Requirement Utilities 3 - Wastewater Discharge Permit:** The Project will be required to obtain a wastewater discharge permit from the Environmental Compliance Supervisor of the City of South San Francisco. Each new project shall comply with all requirements or limitations of that permit as cited in the City's Wastewater Discharge Ordinance, Municipal Code, Environmental Compliance Program or any applicable State and federal laws. New development projects pursuant to the Project will be classified as institutional, commercial, or industrial users, depending on the types of discharge from the facility. New industrial uses will be further classified as either Categorical Industrial User (an industrial user subject to categorical pretreatment standards or categorical standards), or as a Significant Industrial User (designated as such because the industrial use has a reasonable potential for adversely affecting operation of the treatment plant or to violate pretreatment standard or requirements).

    1. New uses designated by the City of South San Francisco as Categorical Industrial Users will be required to develop and implement a plan designed to reduce the amount of pollutants of concern (copper, cyanide, selenium, mercury, perchloroethylene and tributyltin) discharged into the sanitary and the storm water sewer systems. Certain industrial uses within the Project Area may also require a pH neutralization system for pretreatment of industrial process wastewater discharge.
    2. New uses designated by the City of South San Francisco as Significant Industrial Users will be subject to additional requirements or limitations as may be cited in the City's Wastewater Discharge Ordinance, Municipal Code, Environmental Compliance Program or any applicable State and federal Laws. Effluent sampling and monitoring is required to verify compliance with applicable regulations and limitations.

- **Regulatory Requirement Utilities 4 - East of 101 Sewer Fees:** New development within the Project Area will contribute to East of 101 sewer improvements in accordance with existing requirements of the East of 101 Sewer Fee contribution formula, established by Resolution 97-2002 (or as that resolution may be amended). These fees represent "fair-share" payments towards the availability of sewer collection, treatment and disposal capacity for the Project, and apply to all discretionary land use approvals, including Administrative Review, Minor Use Permits and Conditional Use Permits.

Consistent with the Program EIR, the Project would not require or result in the relocation or construction of new or expanded wastewater collection facilities, and the resulting impact would be less than significant.

4 and 5: The Project would generate solid waste through both construction and operational activities, but the amount solid waste generated would not be in excess of State or local standards or in excess of the capacity of local infrastructure. The 2020 Program EIR concluded that buildout of the Master Plan could generate as much as 15,173 tons of solid waste per year, based on a per-person waste generation rate. The volume of waste generated by more than 12,000 new Genentech employees represented less than 1 percent of the remaining capacity of the Corinda Los Trancos (Ox Mountain) Landfill and less than a 3 percent increase in the processing of solid waste at the Blue Line Transfer facility. The Project represents a very minor (less than 1%) component of anticipated Campus-wide growth, and would generate a comparable, very minor share of increased solid waste.

The Project would comply with federal, state and local management and reduction statutes and regulations related to solid waste, and the following regulatory requirements would apply:

- **Regulatory Requirement Utilities 7A - Construction Waste Management Plan:** Individual development projects pursuant to the Project will be required to develop and implement a Construction Waste Management Plan, pursuant to City Ordinance Chapter 15.60 Recycling and Diversion of Debris from Construction and Demolition. Pursuant to these requirements, each new construction project must:

    1. Direct one hundred percent of inert solids to reuse or recycling facilities approved by the city, and either:

    2. Take all mixed construction and demolition debris to a recycling facility and take all sorted or crushed construction and demolition debris to approved facilities, or

    3. Source-separate non-inert materials such as cardboard and paper, wood, metals, green waste, new gypsum wallboard, tile, porcelain fixtures, and other easily recycled materials, and direct them to recycling facilities approved by the city, and taking the remainder to a facility for disposal. In this option, calculations must be provided to show that the minimum amount of debris as specified by Section 4.408 of Chapter 4 of CALGreen has been diverted.

- **Regulatory Requirement Utilities 7B – Recyclable Materials:** Pursuant to South San Francisco Municipal Code, section 8.28.070, persons desiring to participate in the recycling materials collection service program shall prepare and separate recyclable materials from other solid waste as required by the collection contract, so as to constitute source separated recyclable materials, and thereafter place the source separated recyclable materials within receptacles.

    1. Each type of source separated recyclable material shall be placed in the receptacle designated for such purpose, and shall not be mixed with any other solid waste, including any other type of recyclable material.

    2. Receptacles containing recyclable materials for multiple unit residential properties, commercial and industrial and/or institutional properties shall be of a size and serviceability agreed to by the authorized recycling agent and thereafter placed at the designated collection location.

This impact would be less than significant.

6 and 7: Consistent with the Program EIR, the Project would not result in potentially significant environmental impacts due to a wasteful, inefficient or unnecessary consumption of energy resources during project construction or operation, nor would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

The Project's design is elongated in the east-west direction to maximize natural daylight. Glass types include high performance glazing to achieve or surpass California and client-generated energy requirements. Additionally, the Project's design includes rooftop solar panels to generate an alternative energy supply to offset a substantial portion of its electrical demands, with the intent of approaching a net-zero energy demand building. The Project will comply with the following regulatory requirement:

- **Regulatory Requirement Utilities 8 – Energy Conservation:** All new development pursuant to the Project will be required to comply with all applicable regulatory requirements related to energy, including but not limited to the standards of Title 24 of the California Code of Regulations and the newest California Green Building Standards Code, as applicable, which incorporate energy-conserving design and construction requirements.

The Project's potential impacts related to energy use would be less than significant.

Conclusion

The Project will have no significant effects on utility services not previously addressed in the 2020 Genentech Master Plan Program EIR, and will not have any significant effects on utility services that are more severe than those effects previously addressed in the 2020 Genentech Master Plan Program EIR. No new or additional mitigation measures or alternatives are required to address utility services, and all applicable regulations and mitigation measures identified in the 2020 Genentech Master Plan Program EIR will be applied to the Project or otherwise made conditions of approval of the Project.

CEQA Determination

As demonstrated in this Initial Study, the Project is within the scope of the 2020 Genentech Master Plan Program EIR, and no new environmental document is required (per CEQA Guidelines §15168(c)). The City of South San Francisco, as the Lead Agency, has determined that all of the following statements are true:

1. The Project is a subsequent project within the scope of the Project Description as analyzed in the Program EIR for the 2020 Genentech Master Plan.
2. The Project will have no significant environmental effects not previously addressed in the 2020 Genentech Master Plan Program EIR, and will not have any significant effects that are more severe than those previously addressed in the 2020 Genentech Master Plan Program EIR
3. No substantial changes to the Genentech Master Plan are proposed as part of this Project. No substantial changes have occurred with respect to the circumstances under which the 2020 Genentech Master Plan Program EIR was certified, and no new information, which was not known and could not have been known at the time that the 2020 Genentech Master Plan Program EIR was certified as complete, has become available.
4, No new or additional mitigation measures or alternatives are required.
5. All applicable regulations and mitigation measures identified in the 2020 Genentech Master Plan Program EIR will be applied to the Project or otherwise made conditions of approval of the Project.

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