



CITY COUNCIL, CITY OF SOUTH SAN FRANCISCO, STATE OF CALIFORNIA

ORDINANCE SUMMARY

AN ORDINANCE ADOPTING A DEVELOPMENT AGREEMENT TO CONSTRUCT A LIFE SCIENCE CAMPUS TOTALING APPROXIMATELY 1,700,000 SQUARE FEET ON A 17.67-ACRE SITE AT 131 TERMINAL COURT IN ACCORDANCE WITH TITLE 19 AND 20 OF THE SOUTH SAN FRANCISCO MUNICIPAL CODE

1. SUMMARY

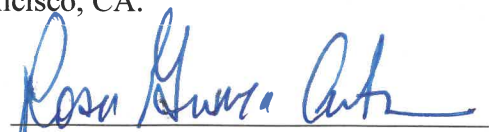
The City Council of the City of South San Francisco (“City”) has introduced, on September 24, 2025, and proposes to adopt, on October 22, 2025, an ordinance that would adopt a Development Agreement with US 131 Terminal Court Owner, LLC (“Applicant”) for the redevelopment of a 17.67-acre industrial site in the Lindenville Sub-Area with up to 1.7 million square feet of Research & Development (“R&D”) / office development, commercial amenities, open space improvements, and on- and off-site infrastructure improvements at 131 Terminal Court (“Infinite 131 Project”). In addition, the 131 Terminal Court site, and five parcels north of the project site at 120 Terminal Court, 196 Produce Avenue, 160 Produce Avenue and 140 Produce Avenue would be redesignated and rezoned from Mixed Industrial High to Business Technology Park – High. The terms of the Development Agreement would also apply to the adjacent office /R&D project at 101 Terminal Court that was entitled by the Planning Commission in September 2023. The ordinance articulates all findings necessary to adopt the Development Agreement and concludes that the Agreement is consistent with the General Plan, Lindenville Specific Plan, and zoning (as proposed for amendment by the Infinite 131 Project). An Environmental Impact Report (EIR) was prepared and circulated in accordance with the California Environmental Quality Act. A Statement of Overriding Considerations was prepared for the Infinite 131 Project’s environmental impacts that are significant and unavoidable.

2. This Ordinance Summary was prepared pursuant to Government Code Section 36933. The City Council ordered preparation of this Ordinance Summary by the City Attorney.

3. The City Council introduced this Ordinance on September 24, 2025, and plans to adopt the Ordinance at its regular meeting on October 22, 2025, at 6:30 pm in the Library Parks and Recreation Center, 901 Civic Campus Way, South San Francisco, CA.

DATED: _____

10/14/2025



City Clerk

AdTech®

NEW PRINT ORDER

NEW PRINT ORDER

COPY/RENEW ORDER

ORDER LOOKUP

ORDER TRACKING

OPEN 0

READY 0

SENT 0

ADVANCE QUOTE 1

MEDIA LOOKUP

ACCOUNTING

USAGE REPORTS

Your order : 3977449 is sent. You will receive price for your Quote!!

Customer Information

Customer Name CITY OF SOUTH SAN FRANCISCO/CITY CLERK [133208]
Address 400 GRAND AVENUE , SOUTH SAN FRANCISCO CA - 94083-
Phone/Fax (650) 877-8518 / (650) 829-6641

Order Information

Attention Name JAZMINE MIRANDA
Ad Payment Reference
Ad Description Ordinance Summary -DA for 131 Terminal Court
Ad Type Legal-GOVERNMENT - ORDINANCE PUBLICATION
Special Instructions Please confirm via email. Thank you.

Orders Created

Order No.	Newspaper Name	Publishing Dates	Itemization	Est. Price	Ad Sta
3977449	EXAMINER - SO. SAN FRANCISCO, CA	10/17/2025	\$15.00 * 7.900 Inch * 1 Ins * 1 Cols www.capublicnotices.com:	\$118.50 \$20.00 Pending	Pending Quot

Ad Text

Order No.	Newspaper	View
3977449	EXAMINER - SO. SAN FRANCISCO	View Ad In PDF

CITY COUNCIL, CITY OF SOUTH SAN FRANCISCO, STATE OF CALIFORNIA ORDINANCE SUMMARY AN ORDINANCE ADOPTING A DEVELOPMENT AGREEMENT TO CONSTRUCT A LIFE SCIENCE CAMPUS TOTALING APPROXIMATELY 1,700,000 SQUARE FEET ON A 17.67-ACRE SITE AT 131 TERMINAL COURT IN ACCORDANCE WITH TITLE 19 AND 20 OF THE SOUTH SAN FRANCISCO MUNICIPAL CODE 1. SUMMARY The City Council of the City of South San Francisco ("City") has introduced, on September 24, 2025, and proposes to adopt, on October 22, 2025, an ordinance that would adopt a Development Agreement with US 131 Terminal Court Owner, LLC ("Applicant") for the redevelopment of a 17.67-acre industrial site in the Lindenville Sub-Area with up to 1.7 million square feet of Research & Development ("R&D") / office development, commercial amenities, open space improvements, and on- and off-site infrastructure improvements at 131 Terminal Court ("Infinite 131 Project"). In addition, the 131 Terminal Court site, and five parcels north of the project site at 120 Terminal Court, 196 Produce Avenue, 160 Produce Avenue and 140 Produce Avenue would be redesignated and rezoned from Mixed Industrial High to Business Technology Park – High. The terms of the Development Agreement would also apply to the adjacent office /R&D project at 101 Terminal Court that was entitled by the Planning Commission in September 2023. The ordinance articulates all findings necessary to adopt the Development Agreement and concludes that the Agreement is consistent with the General Plan, Lindenville Specific Plan, and zoning (as proposed for amendment by the Infinite 131 Project). An Environmental Impact Report (EIR) was prepared and circulated in accordance with the California Environmental Quality Act. A Statement of Overriding Considerations was prepared for the Infinite 131 Project's environmental impacts that are significant and unavoidable. 2. This Ordinance Summary was prepared pursuant to Government Code Section 36933. The City Council ordered preparation of this Ordinance Summary by the City Attorney. 3. The City Council introduced this Ordinance on September 24, 2025 and plans to adopt the Ordinance at its regular meeting on October 22, 2025 at 6:30 pm in the Library Parks and Recreation Center, 901 Civic Campus Way, South San Francisco, CA. /s/ Rosa Govea Acosta, City Clerk, City of South San Francisco.

CALIFORNIA NEWSPAPER SERVICE BUREAU

DAILY JOURNAL CORPORATION

Mailing Address : 915 E 1ST ST, LOS ANGELES, CA 90012

Telephone (800) 788-7840 / Fax (800) 464-2839

Visit us @ www.LegalAdstore.com

JAZMINE MIRANDA
CITY OF SOUTH SAN FRANCISCO/CITY CLERK
400 GRAND AVENUE
SOUTH SAN FRANCISCO, CA 94083

COPY OF NOTICE

Notice Type: ORD ORDINANCE PUBLICATION

Ad Description

Ordinance Summary -DA for 131 Terminal Court

To the right is a copy of the notice you sent to us for publication in the EXAMINER - SO. SAN FRANCISCO. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

10/17/2025

An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

NPEN 3977449

CITY COUNCIL, CITY OF SOUTH SAN FRANCISCO, STATE OF CALIFORNIA ORDINANCE SUMMARY AN ORDINANCE ADOPTING A DEVELOPMENT AGREEMENT TO CONSTRUCT A LIFE SCIENCE CAMPUS TOTALING APPROXIMATELY 1,700,000 SQUARE FEET ON A 17.67-ACRE SITE AT 131 TERMINAL COURT IN ACCORDANCE WITH TITLE 19 AND 20 OF THE SOUTH SAN FRANCISCO MUNICIPAL CODE 1. SUMMARY The City Council of the City of South San Francisco ("City") has introduced, on September 24, 2025, and proposes to adopt, on October 22, 2025, an ordinance that would adopt a Development Agreement with US 131 Terminal Court Owner, LLC ("Applicant") for the redevelopment of a 17.67-acre industrial site in the Lindenville Sub-Area with up to 1.7 million square feet of Research & Development ("R&D") / office development, commercial amenities, open space improvements, and on- and off-site infrastructure improvements at 131 Terminal Court ("Infinite 131 Project"). In addition, the 131 Terminal Court site, and five parcels north of the project site at 120 Terminal Court, 196 Produce Avenue, 160 Produce Avenue and 140 Produce Avenue would be redesignated and rezoned from Mixed Industrial High to Business Technology Park - High. The terms of the Development Agreement would also apply to the adjacent office /R&D project at 101 Terminal Court that was entitled by the Planning Commission in September 2023. The ordinance articulates all findings necessary to adopt the Development Agreement and concludes that the Agreement is consistent with the General Plan, Lindenville Specific Plan, and zoning (as proposed for amendment by the Infinite 131 Project). An Environmental Impact Report (EIR) was prepared and circulated in accordance with the California Environmental Quality Act. A Statement of Overriding Considerations was prepared for the Infinite 131 Project's environmental impacts that are significant and unavoidable. 2. This Ordinance Summary was prepared pursuant to Government Code Section 36933. The City Council ordered preparation of this Ordinance Summary by the City Attorney. 3. The City Council introduced this Ordinance on September 24,

2025 and plans to adopt the Ordinance at its regular meeting on October 22, 2025 at 6:30 pm in the Library Parks and Recreation Center, 901 Civic Campus Way, South San Francisco, CA. /s/ Rosa Govea Acosta, City Clerk, City of South San Francisco.
10/17/25
NPEN-3977449#
EXAMINER - SO. SAN FRANCISCO



* A 0 0 0 0 0 7 2 2 8 3 2 3 *