

NOTICE OF DETERMINATION

To: Office of Planning and Research
Street Address:
1400 Tenth Street
Sacramento, CA 95814

From: Public/Lead Agency: City of Millbrae
Address: 621 Magnolia Avenue
Millbrae, CA 94030
Contact: Roscoe Mata
Phone: (650) 259-2416

County Clerk
County of: San Mateo
Street Address: 555 County Center
Redwood City, CA 94063

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Alexandria Center for Life Science Project

Project Applicant: Alexandria Real Estate Equities / ARE-San Francisco No. 89, LLC / Millbrae Partners, LLC

State Clearinghouse Number (if submitted to State Clearinghouse): 2014092061

Project Location (include county): The approximately 4.71-acre project site is made up of seven parcels located at 231 Millbrae Avenue; 6, 20, and 30 Rollins Road; and 201, 230, and 231 Adrian Road in the City of Millbrae, San Mateo County. The project site is bordered by Millbrae Avenue to the north; Rollins Road to the east; the El Portal Canal, which serves as the boundary between Millbrae and Burlingame, to the south; and Union Pacific Railroad, Bay Area Rapid Transit (BART), and Caltrain tracks to the west. The project site is currently developed with six single-story industrial buildings totaling approximately 91,577 square feet. The project is located within the boundaries of the Millbrae Station Area Specific Plan (MSASP).

Project Description: The proposed project would result in the demolition of the existing light industrial buildings and associated improvements and redevelopment of the project site with a life science campus consisting of four buildings and a parking structure. The four buildings would include three commercial/laboratory buildings and an amenity building. All three of the commercial/laboratory buildings would be a maximum of six stories and approximately 97 feet in height. The office/laboratory spaces in each building would be made up of approximately 60 percent laboratory space and 40 percent office space. The parking garage would provide approximately 927 parking stalls and would have a maximum height of 94 feet, 2 inches to the top of the photovoltaic shade structures on the uppermost level.

This is to advise that the City of Millbrae has approved the above described project on Lead Agency or Responsible Agency

December 13, 2021 and has made the following determinations regarding the above described project:
(Date)

- 1. The project [will will not] have a significant effect on the environment.
- 2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. The City certified MSASP EIR (SCH #2014092061) on January 12, 2016.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures [were were not] made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
- 5. A Statement of Overriding Considerations [was was not] adopted for this project.
- 6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the Final EIR for the MSASP with comments and responses, the Addendum to the MSASP EIR, and the CEQA Analysis for the project (including Errata thereto) and record of project approval is available to the General Public at: City of Millbrae, Community Development Department, 621 Magnolia Avenue, Millbrae, CA 94030

Signature (Public Agency): Roscoe Mata

Title: Planning Manager

Date: 12/14/21