



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

PROJECT TITLE: Alexandria Center for Life Science

A summary of the proposed project and location is included on the second page.

PURPOSE OF THIS NOTICE: This is a notification that the City of San Carlos will be the Lead Agency and will prepare a focused Environmental Impact Report for the project identified below and a request for comments on the scope and content of the environmental analysis.

An Initial Study has been prepared in accordance with the California Environmental Quality Act Guidelines Section 15063 to determine topic areas that have the potential to result in significant environmental impacts. The Initial Study determined that an Environmental Impact Report should be prepared to provide detailed analysis in the topic areas of Aesthetics, Air Quality and Greenhouse Gas Emissions, Population and Housing, Transportation, Utilities and Service Systems, and cumulative impacts factoring in other potential development in the East Side Innovation Study area.

The Initial Study determined that the project would not have significant impacts in the other CEQA topic areas, consisting of Agricultural and Forestry Resources, Biological Resources, Cultural Resources, Geology/Soils, Hazards & Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Public Services, Recreation, Tribal Cultural Resources, and Wildfire.

WHERE TO VIEW THIS DOCUMENT: The Initial Study, its supporting documentation, and details relating to the project are on-file and available for review and comment online at <https://www.cityofsancarlos.org/Home/Components/FlexPlanningZoningProjects/PlanningZoningProjects/41116/407>. If you are unable to view the document online, please contact Lisa Costa Sanders at LCostaSanders@cityofsancarlos.org or 650-802-4207 to request a hard copy of the Initial Study.

PUBLIC COMMENT INVITED: You are invited to submit written comments and recommendations regarding the analysis in the Initial Study and the scope and content of the Environmental Impact Report that is being prepared. Comments should focus on discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project in light of the purpose of the environmental review to provide useful and accurate information about such factors. Note that if you challenge this project proposal in court, for topics addressed in the Initial Study, you may be limited to raising only those issues you or someone else raised in written correspondence during the review period of the Initial Study or at the public meeting described in this notice.

A 30-day public review period for the Initial Study shall begin on June 29, 2021 and end on July 28, 2021 at 5:00 p.m. All written comments regarding the Initial Study and scoping of the Environmental Impact Report must be received by this ending date/time.

Written comments and recommendations may be directed to Lisa Costa Sanders, Planning Division, City of San Carlos, 600 Elm Street, San Carlos, CA 94070, or email: LCostaSanders@cityofsancarlos.org by specifying "Alexandria District Project" in the subject line.

The Planning Commission will accept verbal comment on the Initial Study and the scope of the analysis to be included in the Environmental Impact Report at a meeting on July 19, 2021 starting at 7:00 p.m. Meeting details will be available on the City's website <http://sancarlosca.igam2.com/citizens/default.aspx> after 5:00 p.m. on Thursday, July 15, 2021.

COMMENT PERIOD: June 29, 2021 through 5:00 p.m. on July 28, 2021.

FOR FURTHER INFORMATION: call Lisa Costa Sanders at 650-802-4207 or e-mail: LCostaSanders@cityofsancarlos.org

PROJECT DESCRIPTION AND LOCATION: The project involves construction of an office/research and development (R&D) campus-style development on the approximately 25.34-acre site bounded by Industrial Road to the east, Commercial Street to the north, Old County Road to the west, and Pulgas Creek to the south. The site includes the following addresses: 900, 960, 961, 967 Industrial Road; 1003, 1011 Commercial Street; and 915, 1055 and 1063 Old County Road. Various existing commercial and industrial buildings would be removed and replaced with a total of approximately 1,522,508 square feet of building space (reported as usable square footage or “Gross Floor Area” as calculated per San Carlos Municipal Code section 18.03.080) in six office/R&D buildings (labeled B1 through B6 on the figure below), one centrally located community center (labeled B7), retail and bicycle amenities in the two above-grade parking structures (labeled PG1 and PG2, parking areas are otherwise not included in the usable square footage), ground-level open space for recreation and stormwater management, pedestrian and bicycle connections, landscaping, and circulation/parking elements.

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Alexandria Center for Life Science Illustrative Plan