

Notice of Completion & Environmental Document Transmittal

SCH # 2021060668

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: Alexandria Center for Life Science Project

Lead Agency: City of San Carlos, Planning Division

Mailing Address: 600 Elm Street

City: San Carlos

Zip: 94070

Contact Person: Lisa Costa Sanders, Principal Planner

Phone: (650) 802-4207

County: San Mateo

Project Location: County: San Mateo

City/Nearest Community: City of San Carlos

Cross Streets: Industrial Rd to E, Commercial St to N, Old County Rd to W, and Pulgas Creek to S. Zip Code: 94070

Longitude/Latitude (degrees, minutes, and seconds): 37° 30' 13" N / 122° 15' 10" W Total Acres: 25.34

Assessor's Parcel No.: 046-162-010, -210, -270, -280, -290; 046-184-090, -110, -120, -280, -290, -300

Section: _____ Twp: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: CA 82, US 101 Waterways: San Francisco Bay, Pulgas Creek

Airports: San Carlos Airport Railways: Caltrain Schools: multiple

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplemental/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Dev Agreement

Development Type:

Residential: Units _____ Acres _____
 Office: Sq. ft. 1,603,879 Acres 25 Employees 5,345 Transportation: Type _____
 Commercial: Sq. ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq. ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste Type _____
 Water Facilities: Type _____ MGD _____ Other: amenity/day care- 24,689 sq ft, 28 employees

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic Jobs Public Services/Utilities Traffic/Circulation Other: Responses to Comments

Present Land Use/Zoning/General Plan Designation:

industrial, office, and commercial buildings / Heavy Industrial / Planned Industrial

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

The project sponsor proposes to remove existing commercial and industrial buildings and to construct a new office/R&D campus including six life science office/R&D buildings with a total of approximately 1,603,879 square feet (floor area) of building space and 24,689 square feet of amenity space, which may include a daycare. Other improvements include two above-grade parking structures, open space and stormwater management including improvements to Pulgas Creek, pedestrian and bicycle connections, landscaping, and circulation/parking elements.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".

If you have already sent your documents to the agency please denote that with an "S".

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

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

Starting date: N/A

Ending Date: N/A

Lead Agency (Complete if applicable):

Consulting Firm: Lamphier-Gregory, Inc.

Address: 4100 Redwood Rd., Ste 20A - #601

City/State/Zip: Oakland, CA 94619

Contact: Rebecca Auld, Vice President

Phone: 510-535-6690

Applicant: ARE-San Francisco No.88, LLC

Address: 26 North Euclid Avenue

City/State/Zip: Pasadena, CA 91101

Contact: Terezia Nemeth, Executive Vice President/Reg Market Dir

Phone: 415-554-8847

Signature of Lead Agency Representative: *Lisa Costa Sanders* Date: 2/18/2025

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