

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Lead Agency: City of San Carlos
Project Title: 405 Industrial Road Life Science Project
Project Location: 405 Industrial Road
San Carlos, CA 94070
Project Applicant: Menlo Equities

The City of San Carlos (City) has prepared an Initial Study / Mitigated Negative Declaration (IS/MND) finding that although the proposed project could have a significant effect on the environment, there will not be a significant effect, because conditions of approval, design features, best management practices, and mitigation measures incorporated into the project will avoid potentially significant impacts. The City is the Lead Agency and Menlo Equities is the applicant for the project. Pursuant to CEQA Guidelines Section 15072, City will provide this Notice of Intent to Adopt a Mitigated Negative Declaration (Notice of Intent) to the public, responsible agencies, trustee agencies, and the San Mateo County Clerk. The City will provide this Notice of Intent to the public by mailing it to the name and address of all organizations and individuals who have requested such notice in writing and local agencies with interest in the project.

Project Description: The City of San Carlos has received an application for the 405 Industrial Road Life Science Project (project), which would consist of the construction and operation of a new, six-story commercial and life science building with two levels of below-grade parking on a site that is currently developed with an approximately 55,000 square foot self-storage facility, in the City of San Carlos. The proposed 411,673 square foot, six-story building would be located on 2.41 acres and consist of 205,273 square feet of laboratory and office space and approximately 206,402 square feet of garage area and other, non-occupiable building space. Of the approximately 205,273 square feet of laboratory and office space, 40% (82,109 square feet) would be used as office space and 60% (123,164 square feet) would be used as laboratory space. The site would have approximately 458 parking spaces. Construction of the project is anticipated to commence in early-to-mid 2023 and last approximately 20 months, becoming operational in late 2024.

Public Review Period: A 30-day public review period for the IS/MND will commence August 9, 2022 and continue through September 8, 2022. Interested individuals and public agencies may submit written comments on the document, which must be received by the City no later than 5:00 PM on September 8, 2022. Please send your comments to:

Lisa Costa Sanders, Principal Planner
City of San Carlos, Community Development Department
600 Elm Street
San Carlos, CA 94070
lcostasanders@cityofsancarlos.org

Document Availability: An electronic copy of the IS/MND is available to view and download on the City's website: <https://www.cityofsancarlos.org/Home/Components/FlexPlanningZoningProjects/PlanningZoningProjects/1266165/407>.

If you would like to request a hard copy of the document, contact Lisa Costa Sanders, Principal Planner.



Signature



Date