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Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery /Street Address: 1400 Tenth Street, Room 222, Sacramento, CA 95812

SCH #

Project Title: Sierra Point Hotel and Life Science Project

Lead Agency: City of Brisbane Contact Person: Dara Sanders, Consulting Planner
Mailing Address: 50 Park Place Phone:
City: Brisbane Zip: 94005 County: San Mateo

Project Location: County: San Mateo City/Nearest Community: Brisbane
Cross Streets: Sierra Point Parkway/Marina Boulevard Zip Code: 94005
Lat./Long.: 37 ° 40 ' 31.6 " N/ 122 ° 22 ' 58.0 " W Total Acres: 6.12
Assessor's Parcel No. Section: Twp: Range: Base:
Within 2 Miles: State Highway No. US 101 Waterways San Francisco Bay, Brisbane Lagoon
Airports N/A Railways UPRR Schools Brisbane Elementary School

Document Type

CEQA [X] NOP [ ] Draft EIR NEPA [ ] NOI Other [ ] Joint Document
[ ] Early Cons [ ] Supplement /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 Development [X] Use Permit [ ] Coastal Permit
[ ] Community Plan [X] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other:

Development Type

[ ] Residential: Units: Acres: Water Facilities: Type: MGD:
[X] Office: Sq. ft. 658,000 Acres: Employees: 1,917 [ ] 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:
[X] Other: 608-room hotel

Project Issues That May Have A Significant Or Potentially Significant Impact:

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

PRESENT LAND USE/ZONING/GENERAL PLAN USE DESIGNATION:

Present Land Use: Vacant
Zoning: Sierra Point Commercial District (SP-CRO)
General Plan Use Designation: Sierra Point Commercial/Retail/Office (SPC/R/O)

PROJECT DESCRIPTION: The proposed project includes the construction of two new buildings, consisting of a hotel and a life science uses, on top of a shared parking podium that would include one below-grade level, that would total approximately 1.2 million square feet of building space. The proposed hotel building would be approximately 508,000 square feet in size and contain 608 guest rooms. The hotel building would be 12 stories and approximately 200 feet in height. The ground floor would include two retail spaces and the podium level would include an approximately 20,000-square-foot event space. The proposed life science building would be approximately 658,000 square feet in size. The life sciences building would be 11 stories and approximately 206 feet in height to the top of the mechanical penthouse. It is currently assumed that up to 50 percent of the life science floor area would be occupied by research and development (R&D) uses, while the remaining 50 percent would be occupied by office uses. The ground floor of the life sciences building would include approximately 3,700 square feet of active use space, such as retail or café space.

NOTE: Clearinghouse will assign identification numbers for all new projects. If an SCH number already exists for a project (e.g., Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

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

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

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| <input checked="" 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 checked="" type="checkbox"/> Caltrans District # 4               | <input type="checkbox"/> Public Utilities Commission                                   |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # 2                                  |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency  |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of    |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy         | <input checked="" type="checkbox"/> S.F. Bay Conservation & Development Commission     |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower Los Angeles River & Mountains 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 Mountains 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 checked="" type="checkbox"/> SWRCB: Water Quality                               |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights   |
| <input checked="" type="checkbox"/> Fish & Wildlife Region #3           | <input type="checkbox"/> Tahoe Regional Planning Agency                                |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of            |
| <input type="checkbox"/> Forestry & Fire Protection, Department of      | <input checked="" type="checkbox"/> Water Resources, Department of                     |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Other:  |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other:  |
| <input type="checkbox"/> Housing & Community Development                |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

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

Starting Date: January 23, 2023 Ending Date: February 22, 2023

**Lead Agency (Complete if Applicable)**

Consulting Firm: <u>LSA Associates, Inc.</u>	Applicant: <u>Baylands Development, Inc.</u>
Address: <u>157 Park Place</u>	Address: <u>150 Execute Park Blvd, Suite 4800</u>
City/State/ZIP: <u>Richmond, CA 94801</u>	City/State/ZIP: <u>Brisbane, CA 94134</u>
Contact: <u>Theresa Wallace</u>	Contact: <u>Michelle Lin</u>
Phone: <u>510-236-6810</u>	Phone: <u>415-468-6676</u>

Signature of Lead Agency Representative:  Date: January 23, 2023

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