



COMMUNITY DEVELOPMENT DEPARTMENT
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**NOTICE OF AVAILABILITY OF A
DRAFT ENVIRONMENTAL IMPACT REPORT
AND NOTICE OF A PUBLIC HEARING FOR THE PROPOSED
ALEXANDRIA CENTER FOR LIFE SCIENCE PROJECT**

NOTICE DATE: July 25, 2024

PROJECT TITLE: Alexandria Center for Life Science Project

Information about the project location and description are included on the second and third pages.

LEAD AGENCY: City of San Carlos

NOTICE IS HEREBY GIVEN: that the City of San Carlos (City), as Lead Agency for the proposed project, has completed a Draft Environmental Impact Report (Draft EIR) in compliance with the California Environmental Quality Act (CEQA). This Draft EIR is now available for public review and comment. You are invited to submit comments regarding the analysis contained in the Draft EIR.

A 60-day public review period for the Draft EIR shall begin on July 25, 2024 and end on September 23, 2024 at 5:00 p.m. All written comments regarding the Draft EIR must be received by this ending date.

Written comments 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 Center Project" in the subject line.

NOTICE OF PUBLIC HEARING: The Planning and Transportation Commission will accept verbal comment on the Draft EIR at a meeting on August 13, 2024 starting at 7:00 p.m. Meeting details will be available on the City's website https://www.cityofsancarlos.org/city_hall/public_meetings.php after 5:00 p.m. on Thursday, August 8, 2024.

FURTHER PROCESS: All comments on environmental issues received during the public comment period will be considered and addressed in the Final EIR. Issuance of the Final EIR and hearings to consider EIR certification and project entitlements are anticipated in fall/winter of 2024/2025.

WHERE TO VIEW THIS DOCUMENT: The Draft EIR and all attachments are available for review at the Planning Division (First Floor, City Hall, 600 Elm Street, San Carlos, CA, 94070), at the City of San Carlos Public Library (610 Elm Street, San Carlos, CA, 94070), and also online at https://www.cityofsancarlos.org/business_detail_T10_R63.php. If you are unable to view the document online, please contact Lisa Costa Sanders at LCostaSanders@cityofsancarlos.org or 650-802-4207 to request access to other document formats.

PROJECT LOCATION: 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 project site includes the following addresses: 900 and 960 Industrial Road; 961- 967, 987, 1003, 1011, 1015, 1057 and 1075 Commercial Street; and 915, 921, 1055 and 1063 Old County Road, San Carlos; and the following parcel numbers (APNs): 046-162-010, -210, -270, -280, and -290; and 046-184-090, -110, -120, -280, -290, and -300. See Figure 1 on page 3 showing the project site and existing conditions.

PROJECT DESCRIPTION: The project sponsor proposes to remove existing commercial and industrial buildings and to construct a new office/research and development (R&D) campus including six five- to seven-story life science office/R&D buildings with a total of approximately 1,603,375 square feet (gross floor area) of building space (B1 through B6 on the figure), 4,500 square feet of retail/commercial space (in PG2), and 11,543 square feet of amenity space (B7), which may include a daycare. Other improvements include two above-grade parking structures (PG1 and PG2), open space and stormwater management including improvements to Pulgas Creek, pedestrian and bicycle connections, landscaping, and circulation/parking elements. See Figure 2 on page 3 showing the conceptual site plan.

The project applicant is requesting the following approvals from the City of San Carlos: Planned Development Rezoning, Planned Development Permit(s), Design Review Permit(s), Lot Merger/Lot Line Adjustment/Parcel Map, Grading and Dirt Haul Certificate, Development Agreement (with community benefits in recognition of proposed increased development/density), Protected Tree Removal Permits, and Transportation Demand Management Program.

SUMMARY OF ENVIRONMENTAL EFFECTS: As detailed in the Draft EIR, potentially significant project impacts would be largely limited to construction-period disturbance, including impacts and mitigation related to construction emissions (Air-4); potential disturbance of nesting birds, (Bio-1); potential erosion and impacts to Pulgas Creek, (Bio-4a, -4b, and -4c); potential disturbance of unknown cultural, tribal cultural, and/or paleontological resources (Culture-2a, Culture-2b, GP-MM TRIB-1, and Geo-7); and potential accidental release of hazardous materials from building demolition and ground disturbance (Haz-2a and -2b).

Following construction, potentially significant operational impacts and mitigation are related to volatile organic compound emissions (Air-3) and employee transportation (Trans-2).

As detailed in the Draft EIR, all potentially significant impacts of the project would be reduced to less than significant levels through implementation of the identified mitigation measures. All other impacts would be less than significant due to details of the project or standard City requirements.

Hazardous Materials

The project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Portions of the site are impacted by contamination from historic uses, mostly products and solvents related to the former Kelly Moore facility at the site. Impacted soil has been removed, and groundwater remediation has been completed, but soil vapor monitoring activities are ongoing. The existing Removal Action Workplan and Groundwater Remedial Action Plan include measures designed to minimize potential exposure of the community, workers, and building occupants during and after site development. This is further detailed in Chapter 11: Hazards and Hazardous Materials of the Draft EIR.

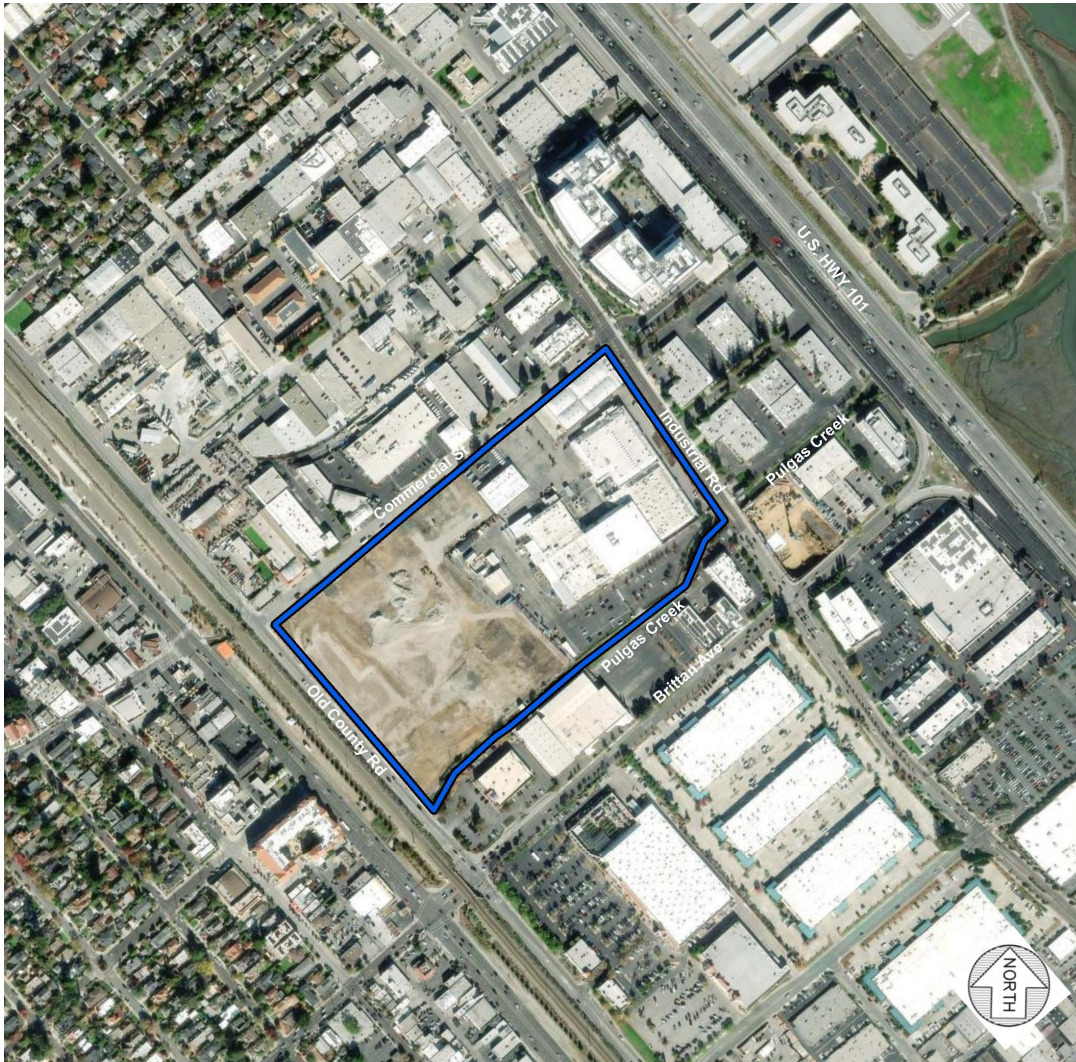


Figure 1: Project Site (outlined in blue) and Existing Conditions



Figure 2: Alexandria Center for Life Science Conceptual Site Plan