

RESOLUTION NO. PC2022-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CARLOS RECOMMENDING THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM FOR THE 405 INDUSTRIAL ROAD PROJECT.

WHEREAS, RMW Architecture Interiors, Inc. on behalf of MENLO BCSP 405 JV LLC proposes to develop a new six-story, 292,612 square feet life science/research and development building ("Project") on an approximately 2.41 acre site at 405 Industrial Road (Assessor's Parcel Number: 046-051-080); and

WHEREAS, the City of San Carlos ("City") determined that the Project requires review pursuant the California Environmental Quality Act ("CEQA"); and

WHEREAS, pursuant to CEQA Section 15070, the City as the lead agency under CEQA, hired MIG, ("Consultant") to prepare an Initial Study to determine if the Project may have a significant effect on the environment and concluded that there is no substantial evidence that the Project may cause a significant effect on the environment, and prepared a Mitigated Negative Declaration ("MND"); and

WHEREAS, the prepared MND included an assessment of potential environmental effects and a description of mitigation measures to reduce potentially significant environmental effects to a less than significant level; and

WHEREAS, the City issued a Notice of Intent regarding the MND seeking public comment and agency review and comment for the period of August 9, 2022 through September 8, 2022 on the prepared MND pursuant to CEQA Guidelines Section 15072 and 15073; and

WHEREAS, the C/CAG Board of Directors, acting as the Airport Land Use Commission, determined that the Project is consistent with the applicable airport/land use policies and criteria contained in the Airport Land Use Compatibility Plan for the Environs of San Carlos Airport and the Project will not result in a safety hazard; and

WHEREAS, the City mailed a public hearing notice for the project on September 8, 2022 to property owners and occupants within a 300-foot radius of the project site, published the public hearing notice on September 9, 2022 and made reference to the fact that an MND was available for public review per Section 15073 of the CEQA Guidelines; and

WHEREAS, the Planning Commission conducted a public hearing on September 19, 2022 and reviewed all evidence presented both orally and in writing and considered in light of public comments and testimony the information in the MND, for adequacy, completeness and compliance with CEQA and State CEQA Guidelines; and

WHEREAS, CEQA requires that the lead agency approving a project adopt a Mitigation Monitoring and Reporting Program for changes to the project to ensure compliance during project implementation.

NOW THEREFORE BE IT RESOLVED that the Planning Commission makes the following findings and recommends the City Council certify the MND:

1. The Planning Commission has independently reviewed and analyzed the 405 Industrial Road Project MND and other information in the record and the mitigation measures incorporated into the Project would avoid or substantially lessen all of the significant environmental effects as identified in the MND to a less than significant level; and
2. The Mitigation Monitoring and Reporting Program accurately reflects the mitigation measures contained in the 405 Industrial Road Project MND.

IT IS FURTHER RESOLVED that the Planning Commission recommends the City Council:

1. Adopts the Mitigated Negative Declaration (Exhibits A); and
2. Adopts, and imposes as conditions of the Project approval the mitigation measures set forth in, the Mitigation Monitoring and Reporting Program (Exhibit B).

The Community Development Director is designated as the custodian of the documents and records of proceedings on which this decision is based. The Community Development Director's office is located at City Hall, 600 Elm Street, San Carlos, California.

Passed and adopted as a Resolution of the Planning Commission of the City of San Carlos at a regular meeting thereof held on the 19th day of September, 2022 by the following vote:

AYES, COMMISSIONERS: _____

NOES, COMMISSIONERS: _____

ABSENT, COMMISSIONERS: _____

CHAIR of the Planning Commission

ATTEST:

Lisa Porras, Principal Planner

Exhibit-A: 405 Industrial Road Mitigated Negative Declaration

Exhibit B: 405 Industrial Road Project Mitigation Monitoring and Reporting Program

EXHIBIT A

**405 INDUSTRIAL ROAD PROJECT
MITIGATED NEGATIVE DECLARATION**

**405 INDUSTRIAL ROAD PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

EXHIBIT B