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Notice of Preparation Environmental Impact Report City of San Carlos

Date: February 11, 2019

To: State Clearinghouse
Governor's Office of Planning and Research
San Mateo County Clerk
Responsible and Trustee Agencies
Interested Individuals and Organizations

From: Lisa Costa Sanders
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City of San Carlos
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Email:
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Subject: Notice of Preparation (NOP) of the Draft Environmental Impact Report (EIR)
for the Black Mountain Townhome Development

Lead Agency: City of San Carlos
Project Title: Black Mountain Townhome Development EIR Project
Project Location: City of San Carlos

Call for Comments:

The City is requesting written comments from responsible agencies and the public regarding the scope and content of the environmental document regarding the Black Mountain Townhome Development Project. Comments should focus on discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project in recognition of the EIR's intent to provide helpful and accurate information about aforementioned factors.

Preparing an Environmental Impact Report:

Notice is hereby given that the City of San Carlos (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Black Mountain Townhome Development Project (proposed project) pursuant to the California Environmental Quality Act (CEQA) Guidelines (14 California Code of Regulations Section 15060(d)); thus, an Initial Study will not be prepared and the City will begin work directly on the EIR.

Black Mountain Townhome Development EIR NOP

Comment Submittal:

Comments on the NOP are due no later than the close of the 30-day NOP review period at **5:00 p.m. on April 1, 2019**. Please send your written comments to Lisa Costa Sanders, Principal Planner, at the address shown above or email to lcostasanders@cityofsancarlos.org with "Black Mountain Townhome Development EIR" as the subject. Public agencies providing comments are asked to include a contact person for the agency.

The City is requesting comments and guidance on the scope and content of the EIR from interested public agencies, organizations, and individuals. With respect to the views of Responsible and Trustee Agencies as to significant environmental issues, the City needs to know the reasonable alternatives and mitigation measures that are germane to each agency's statutory responsibilities in connection with the project.

Public Meeting:

The City is conducting an EIR Scoping Meeting on **March 4, 2019 at 7:00 p.m** at the following location:
City Hall Council Chambers
600 Elm Street, San Carlos, CA 94070
Comments related to the scope and focus of the environmental analysis can be submitted at the meeting.

Project Location:

The project site is located just west of the intersection of Castor Road and Alameda de las Pulgas in the City of San Carlos, about 0.75 miles of State Route 82. The 11.4-acre site is composed of four parcels at 800, 804, 806, and 808 Alameda de las Pulgas and is adjacent to the existing Beverly Terrace residential neighborhood. The site is generally bordered by low-density single family residences and open space. It is zoned RS-6: Single Family on the City of San Carlos zoning map, which allows up to six residential units per net acre. The project site is within the city's Hillside (H) Overlay District.

Project Background Information

The project site is the former location of the Black Mountain Spring Water Company. It contains remnants of the bottling facility, including a tunnel used to harvest the natural spring at the eastern boundary of the site. The site is one three hillside properties west of Alameda de las Pulgas and between Madera Avenue and Melendy Drive that the City sought to preserve through 2015's Measure V. Following failure of Measure V, the land was purchased by project applicant Dragonfly.

Project Description

The proposed project would involve site preparation and construction of a residential community consisting of 68 attached townhome units, each with a two-car garage. Existing homes on three parcels would be demolished and the four parcels combined into a single parcel. The project would include reconfigured and new rights-of-way, new landscaping, public walking trails and recreational components and erosion control elements. The completed townhomes would have a gross floor area of 212,117 square feet and would be organized into 14 clusters situated around an east-west running right-of-way based generally on existing private Castor Road. Areas between townhome clusters and outside of the

Black Mountain Townhome Development EIR NOP

proposed right-of-way would be landscaped with new plantings and trees, partially to replace the removal of existing trees.

The project would also include a shared facility called the Community Hub, located at the east entrance. The 1,674 sf facility would include a community space, kitchenette, bike storage room, general storage area and 1,328 sf outdoor terrace.

Finally, 2.4 acres of the project site would be dedicated as a Natural State Area. These lands would remain undisturbed by site preparation, construction or landscaping.

Potential Environmental Effects:

An EIR will be necessary to analyze potential environmental impacts associated with the project. The proposed project could potentially affect the following environmental factors and each will be addressed in the EIR: aesthetics, air quality, biological resources, cultural and tribal cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, parks and recreations, transportation, utilities and service systems, and wildfire. Cumulative impacts will consider impacts of relevant projects in and around the project area combined with those of the project and an evaluation of project alternatives that could reduce or avoid significant potential impacts will be included in the EIR.

Environmental Effects Not Likely to Require Further Analysis:

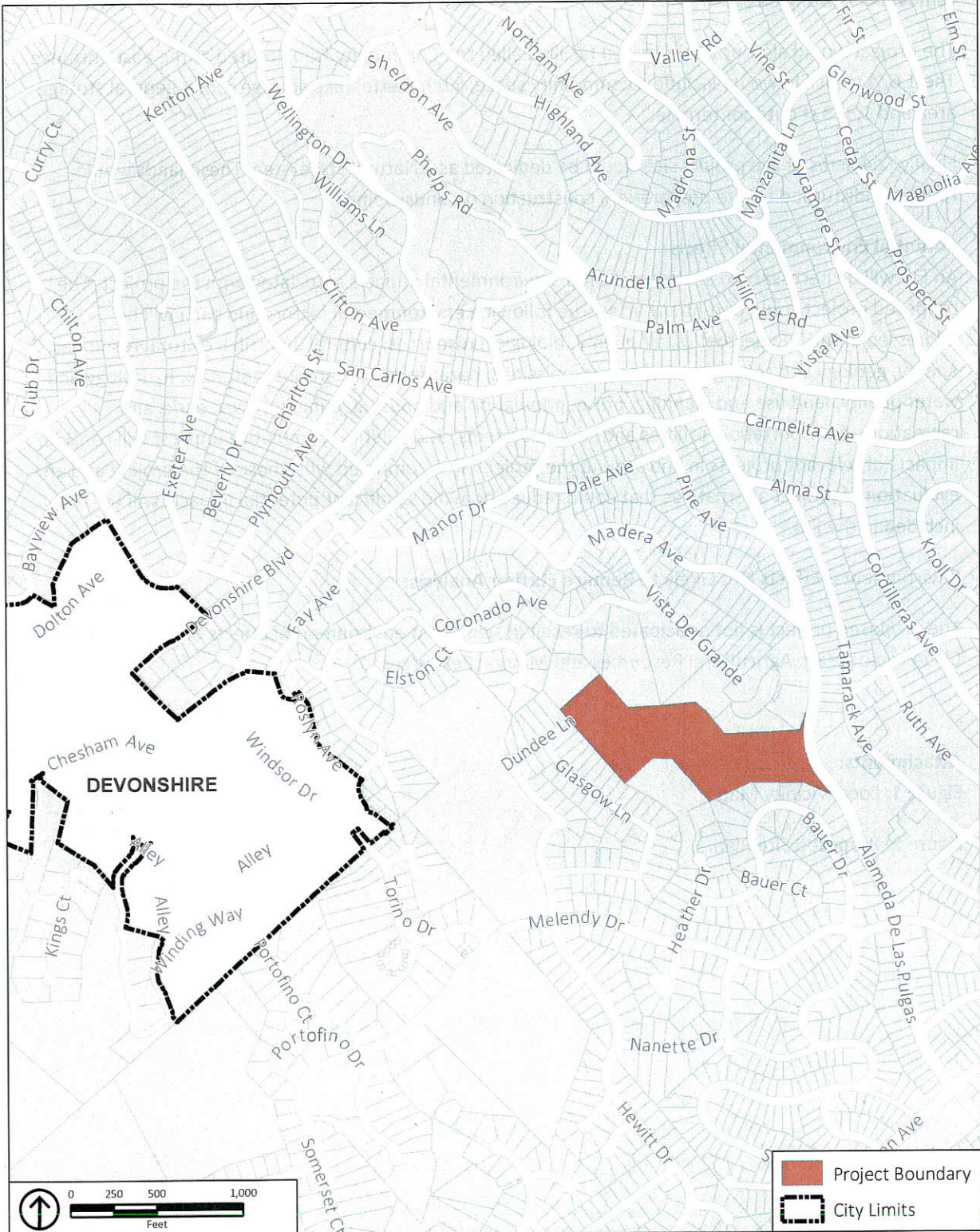
The proposed project is not anticipated to result in significant environmental effects on the following CEQA topic areas: Agricultural Resources and Mineral Resources.

Attachments:

Figure 1: Local Vicinity Map

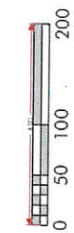
Figure 2: Proposed Site Plan

NOTICE OF PREPARATION



Source: San Mateo County, 2016; PlaceWorks, 2018.

Local Vicinity



SITE PLAN

