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Notice of Preparation Environmental Impact Report City of San Carlos

Date: January 8, 2021

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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Email:
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Subject: **Second Notice of Preparation (NOP) of the Draft Environmental Impact Report (EIR) for the 808 Alameda de las Pulgas Townhome Development**

Lead Agency: City of San Carlos

Project Title: 808 Alameda de las Pulgas Townhome Development EIR Project

Project Location: City of San Carlos

Background

In February 2019, the City of San Carlos issued a NOP for the Alameda de las Pulgas Townhome Development EIR (formerly titled *Black Mountain Townhome Development EIR*). Subsequently, during September of 2020, the applicant submitted a revised project, described below, and the City determined that a second NOP reflecting the new project should be circulated to allow responsible agencies, and the public to comment on the revised project.

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 808 Alameda de las Pulgas Townhome Development Project. Comments should focus on discussing possible impacts from construction and operation of the project 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 808 Alameda de las Pulgas 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.

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 February 8, 2021**. Please send your written comments to Lisa Costa Sanders, Principal Planner, at the address shown above or email to lcostasanders@cityofsancarlos.org with "808 Alameda de las Pulgas 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.

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 west 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 of 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 Veev.

Project Description

The proposed project would involve site preparation, and construction of a residential community. The proposed project applies the State Density bonus provision to the base project of 68 units with a proposal for a total of 87 units, 10 of which will be deed restricted as affordable. The proposed 87 attached townhome units would consist of four distinct three- and four-bedroom unit types of between approximately 1,522 to 2,943 gross sf, each with a two-car garage for a total of 174 covered parking spaces. Additionally, there are 34 on-street townhouse guest parking spaces. 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, walking trails and recreational components and erosion control elements. The completed townhomes would have a combined gross floor area of 226,981 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 proposed right-of-way would be landscaped with mostly new plantings and trees, partially to replace the removal of many existing trees. There is an emergency vehicle access (EVA) road at the northwest corner of the project connecting to Coronado Avenue via a private easement.

The project would also include a shared facility called the Community Hub, located at the east entrance. The facility would include a 920 square foot building containing two accessible bathrooms, a kitchen, community room and homeowners' association (HOA) office/storage area and would include a new public plaza of 1,212 square feet. The Community Hub area would also include 18 short-term public bike parking spaces, a bus shelter (southbound), bus stop (northbound), crosswalk, and flashing beacon.

Finally, 2.4 acres of the project site would remain in dedicated open space and would remain undisturbed during site preparation, construction and landscaping activities.

Potential Environmental Effects:

An EIR will be prepared 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, including the adjacent Vista Grande project 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 because the proposed site is not located in an area with agricultural practices nor is it located in an area with known mineral resources.

Attachments:

Figure 1: Local Vicinity Map

Figure 2: Proposed Site Plan

NOTICE OF PREPARATION

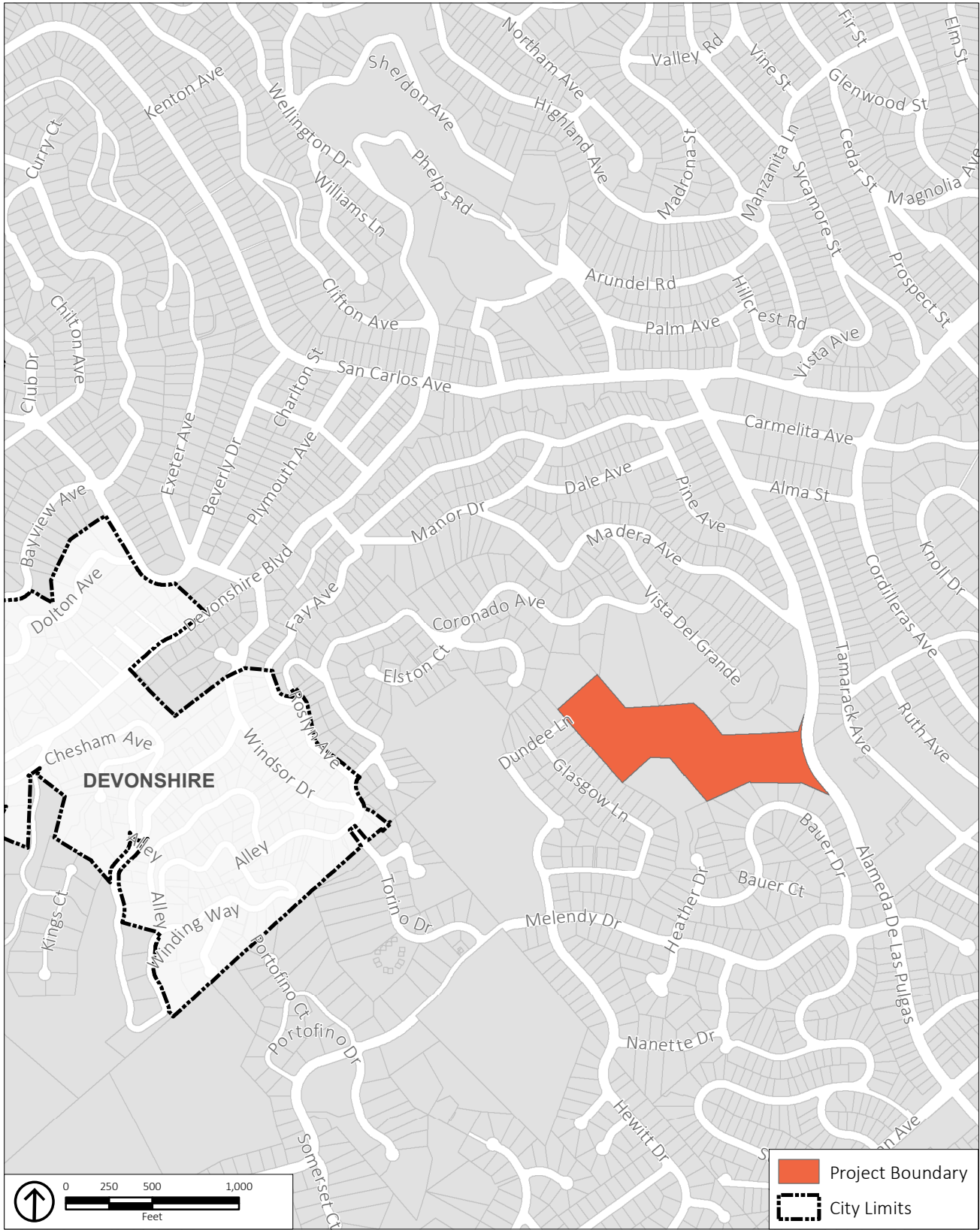


Figure 1
Local Vicinity Map

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Source: Lowney Arch, 2020.

Figure 2
Proposed Site Plan