

### Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH #2019029088**

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

Lead Agency: City of San Carlos Contact Person: Lisa Costa Sanders  
Mailing Address: 600 Elm Street Phone: (650) 802-4263  
City: San Carlos Zip: 94070-3085 County: San Mateo

**Project Location:** County: San Mateo City/Nearest Community: San Carlos  
Cross Streets: Alameda De Las Pulgas and Madera Avenue Zip Code: 94070  
Longitude/Latitude (degrees, minutes and seconds): 37 ° 29 ' 47 " N / 122 ° 16 ' 10 " W Total Acres: 11.4  
Assessor's Parcel No.: see attachment Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
Within 2 Miles: State Hwy #: SR 82, I-280 Waterways: San Francisco Bay  
Airports: N/A Railways: Caltrain Schools: See attachment

**Document Type:**

CEQA:  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: \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 87 Acres 9  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**Project Issues Discussed in Document:**

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

**Present Land Use/Zoning/General Plan Designation:**

GP: Single Family and Single Family-Low Density. Zoning: RS-6: Single Family with Hillside Overlay

**Project Description:** (please use a separate page if necessary)  
See attachment.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a 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 and "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 checked="" 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 type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy                     | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                                     | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                                   | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input checked="" type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. 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 & Game Region #3                       | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of                      | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of           |
| <input type="checkbox"/> General Services, Department of                        | <input type="checkbox"/> Other: <u>County of San Mateo Planning Dep't</u>    |
| <input type="checkbox"/> Health Services, Department of                         | <input checked="" type="checkbox"/> Other: <u>SamTrans</u>                   |
| <input checked="" type="checkbox"/> Housing & Community Development             |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission         |  |

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

Starting Date January 8, 2020 Ending Date February 8, 2020

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>PlaceWorks</u>	Applicant: <u>Sean Gibson, Veev Group</u>
Address: <u>1625 Shattuck Ave, Suite 300</u>	Address: <u>777 Mariners Island Blvd, Ste 150</u>
City/State/Zip: <u>Berkeley CA, 94709</u>	City/State/Zip: <u>San Mateo, CA, 94404</u>
Contact: <u>Sean Anayah</u>	Phone: <u>(650) 292-0754</u>
Phone: <u>510-848-3815</u>	

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Signature of Lead Agency Representative: 

Date: 1/6/2021

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

## Project Description:

The project site is composed of four parcels at 800, 804, 806, and 808 Alameda de las Pulgas; APN numbers 049-360-060, 050-220-020, 050-220-170 and 050-220-160. 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.

St. Charles School, Bittan Acres Elementary School, Arbor Bay School, and Arundel Elementary School are within 2 miles of the site.

Section, Township, Range: This land has been in private ownership since before California joined the United States. It is therefore not part of the Township and Range system, which was a survey of federal lands.<sup>1</sup>

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<sup>1</sup> Earth Point, 2021, Township and Range - Search By Latitude and Longitude, available online at <https://www.earthpoint.us/TownshipsSearchByLatLon.aspx>, accessed January 4, 2020.