



COMMUNITY DEVELOPMENT DEPARTMENT  
CITY HALL  
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(650) 802-4263  
<http://www.cityofsancarlos.org/>

**NOTICE OF AVAILABILITY OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE 808 ALAMEDA DE LAS PULGAS TOWNHOME DEVELOPMENT**

**NOTICE IS HEREBY GIVEN** that the City of San Carlos has prepared a Draft Environmental Impact Report (EIR) to evaluate the environmental impacts of the 808 Alameda de las Pulgas Townhome Development, described below. This notice serves as the public Notice of Availability (NOA) of the Draft EIR and solicit comments regarding the content of the Draft EIR.

**PUBLIC REVIEW PERIOD:** The Draft EIR is available for public review at the City's website: <https://www.cityofsancarlos.org/Home/Components/FlexPlanningZoningProjects/PlanningZoningProjects/59805/407>

The Draft EIR is available for a 60-day review period beginning December 1, 2022 and ending on January 30, 2023. Comments on the Draft EIR must be submitted in writing within the 60-day review period and sent by mail or email to:

City of San Carlos, Planning Division  
Attn: Lisa Costa Sanders, Principal Planner  
600 Elm Street, San Carlos, CA 94070  
E-mail: [lcostasanders@cityofsancarlos.org](mailto:lcostasanders@cityofsancarlos.org)

**PUBLIC MEETING:** The Planning and Transportation Commission will hold a hearing in City Hall Council Chambers, 600 Elm Street in San Carlos on **January 17, 2023 at 7:00 pm** to receive comments on the Draft EIR. Information on the meeting including how to attend virtually, will be available at the City's website after 5:00pm on January 12, 2023: <https://www.cityofsancarlos.org/residents/public-meetings>

**LOCATION OF PROJECT:** 800, 804, 806 and 808 Alameda de las Pulgas

**SUMMARY PROJECT DESCRIPTION:** The proposed project involves site preparation including grading and tree removal and construction of 87 attached townhome units consisting of 2, 3 and 4-bedroom units between 2,525 to 2,950 square feet in area. The existing residences will be demolished and the four parcels would be 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. Approximately 1.4 acres would not be disturbed and left in a natural state. The site is zoned RS-6: Single Family and is within the Hillside (H) Overlay District. Project plans are available on the City's website: <https://www.cityofsancarlos.org/Home/Components/FlexPlanningZoningProjects/PlanningZoningProjects/59805/407>

## Significant Environmental Effects

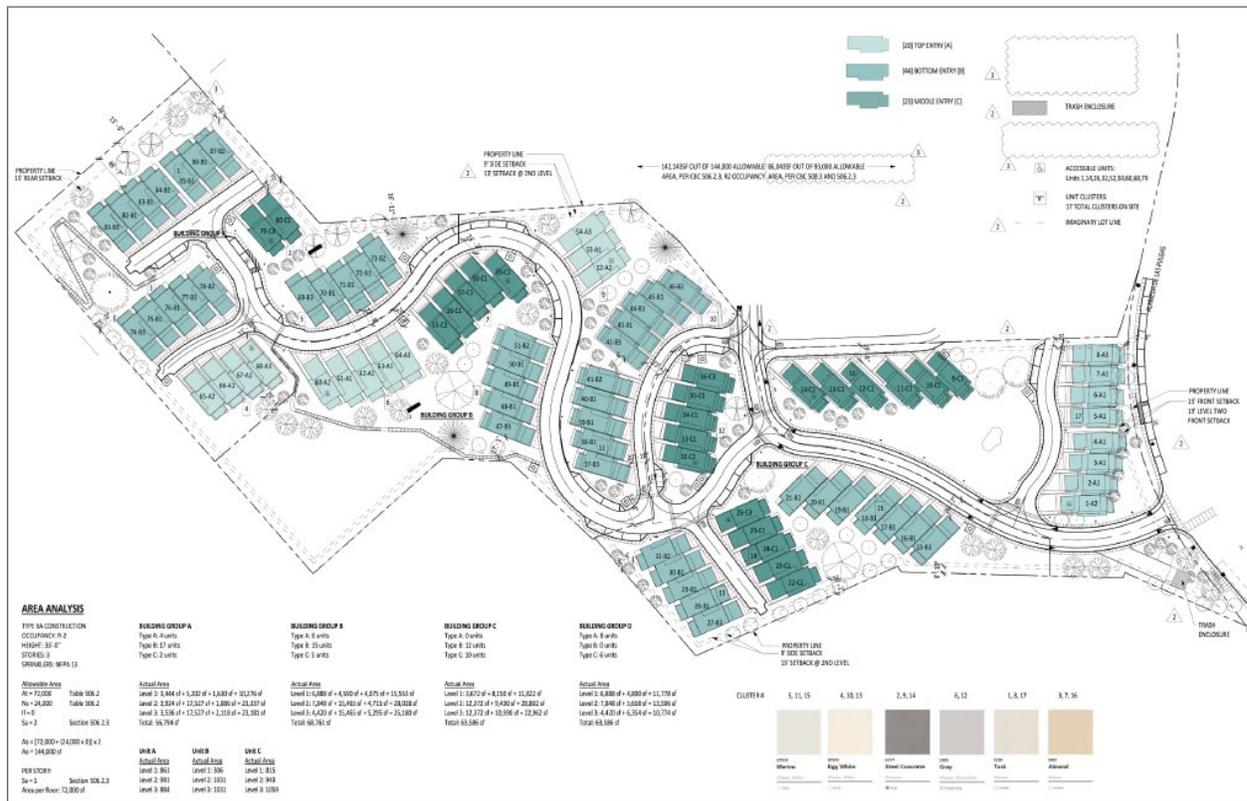
The Draft EIR identifies the following effects by environmental topic:

- **No Impacts:** agricultural and forestry resources, energy, greenhouse gas emissions, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, recreation, and utilities and service systems
- **Less than Significant with Mitigation:** aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, transportation, tribal cultural resources, and wildfire

The Draft EIR does not identify any significant and unavoidable impacts.

**Hazardous Materials:** A 4,000-gallon gasoline underground storage tank (UST) was removed from the eastern portion of the project site during the late 1970s or early 1980s. The UST was replaced with an aboveground storage tank (AST) that was subsequently removed. Potential hazards associated with the former UST and AST are addressed in Chapter 4.8, *Hazards and Hazardous Materials*, of the Draft EIR.

## Site Plan:



Source: Lowney Arch, 2022.

Please contact Lisa Costa Sanders, Principal Planner, at (650) 802-4207 or [lcostasanders@cityofsancarlos.org](mailto:lcostasanders@cityofsancarlos.org) if you have questions regarding this notice.