

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.: 049-360-060, 050-220-020, 050-220-170 and 050-220- 160. Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: SR 82, I-280 Waterways: San Francisco Bay

Airports: N/A Railways: Caltrain Schools: St. Charles, Bittan Acres, Arbor Bay, and Arundel

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: _____ FONSI _____

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 11.4
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW
 Educational: _____ Waste Treatment: Type _____ MGD
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

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, Wildfire

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)

The project site is composed of 11.4 acres on 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 involves site preparation and construction of 87 attached townhome units of 3 distinct 2-, 3- and 4-bedroom units of between approximately 2,525 to 2,950 gross square feet. Existing homes on 3 of the parcels would be demolished and the 4 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. The townhomes would have a combined gross floor area of 235,192 square feet and would be organized into 17 clusters situated around an east-west running right-of-way based on existing private Castor Road. Areas between townhome clusters and outside of the proposed right-of-way would be landscaped with new plantings and trees, approximately 1.4 acres would not be disturbed and left in a natural state.

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 an "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 type="checkbox"/> Other: <u>SamTrans</u> |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date December 1, 2022 Ending Date January 30, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>PlaceWorks</u>	Applicant: <u>Michael Tornabene, Veev Group</u>
Address: <u>2040 Bancroft Way, Suite 400</u>	Address: <u>777 Mariners Island Blvd, Ste 150</u>
City/State/Zip: <u>Berkeley, CA 94704</u>	City/State/Zip: <u>San Mateo, CA 94404</u>
Contact: <u>Steve Noack</u>	Phone: <u>(650) 292-0754</u>
Phone: <u>(510) 848-3815</u>	

Signature of Lead Agency Representative:  Date: 11/29/22

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