

City of San Carlos  
Community Development Department  
Current Planning Division



600 Elm Street  
San Carlos, CA 94070  
(650) 802-4263  
[www.cityofsancarlos.org](http://www.cityofsancarlos.org)

**NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION  
FOR THE 308 & 310 PHELPS ROAD  
RESIDENTIAL SUBDIVISION PROJECT**

**NOTICE IS HEREBY GIVEN** that the City of San Carlos has prepared an Initial Study to evaluate the environmental impacts of the proposed 308 & 310 Phelps Road Residential Subdivision Project, described below, and intends to adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA). The Initial Study concludes that the proposed project would not have a significant adverse effect on the environment if the mitigation measures identified in the Mitigated Negative Declaration were adopted and made conditions of approval of the proposed project.

**PUBLIC REVIEW PERIOD:** The Initial Study and Mitigated Negative Declaration are available for public review at the City's website:

<https://www.cityofsancarlos.org/Home/Components/FlexPlanningZoningProjects/PlanningZoningProjects/2626634/407>

The Initial Study and proposed Mitigated Negative Declaration are available for a 30-day review period beginning **April 20, 2023**, and ending on **May 22, 2023**. Comments on the Mitigated Negative Declaration must be submitted in writing within the 30-day review period and sent by mail or email to:

City of San Carlos, Planning Division  
Attn: Rucha Dande, Senior Planner  
600 Elm Street, San Carlos, CA 94070  
E-mail: [rdande@cityofsancarlos.org](mailto:rdande@cityofsancarlos.org)

A public hearing before the Planning and Transportation Commission is tentatively scheduled for **Monday, June 19, 2023**, at 7:00 pm at the Council Chambers, City Hall, 600 Elm Street, San Carlos, CA 94070.

**LOCATION OF PROJECT:** 308 and 310 Phelps Road, Assessor's Parcel Number (APN) 049-292-040, 049-292-050, and 049-292-060.

**SUMMARY PROJECT DESCRIPTION:** The City of San Carlos has received an application for a subdivision development consisting of the construction of nine (9) new single-family homes and eight (8) accessory dwelling units on a hillside in the City of San Carlos. The proposed project is located at 308 and 310 Phelps Road in the northern portion of City of San Carlos on three parcels totaling approximately 3.12 acres (Assessor Parcel Numbers 049-292-040, 049-292-050, and 049-292-060). The site is in a residential area surrounded by existing development and was previously developed with two single-family homes that have since been demolished.

The development is proposed with nine (9) new residences and eight (8) accessory dwelling units (ADUs), with construction estimated to take approximately 22 months. During construction, approximately 10,740 cubic yards of soil will be removed from the site and its preparation involves the removal of 138 trees, out of which 27 trees are protected trees, throughout the project site.

The project is proposed with a total of 41 vehicular parking spaces, including 36 private parking spaces (4 per residence) and five guest parking spaces located along Spring Valley Way. Vehicular access to the site will be provided by a new driveway off Phelps Road and an extension of Spring Valley Way through the project site, as well as the improvement of Sheldon Avenue (an existing unimproved roadway) as a paved emergency vehicle access road for emergency access and ingress and egress conditions. The proposed project will feature extensive landscaping, including native grassland and drought tolerant and low water use plantings throughout the site.

Project plans are available on the City's website:

<https://www.cityofsancarlos.org/Home/Components/FlexPlanningZoningProjects/PlanningZoningProjects/2626634/407>

Questions and/or written comments regarding the project may be directed to Rucha Dande, Senior Planner, at [rdande@cityofsancarlos.org](mailto:rdande@cityofsancarlos.org) or mailed to the San Carlos Planning Division at 600 Elm Street, San Carlos, CA 94070.

Andrea Mardesich, AICP  
Asst. Community Development Director

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