



Notice of Preparation Environmental Impact Report City of San Carlos

Date: June 3, 2024

To: State Clearinghouse
Governor's Office of Planning and Research
San Mateo County Clerk
Responsible and Trustee Agencies
Interested Individuals and Organizations

From: Lisa Porras
Planning Manager
City of San Carlos
600 Elm Street
San Carlos, CA 94070-3085
Email: LPorras@cityofsancarlos.org

Subject: Notice of Preparation (NOP) of the Draft Environmental Impact Report (EIR)
for the 2045 General Plan Reset

Lead Agency: City of San Carlos
Project Title: 2045 General Plan Reset
Project Location: San Carlos, CA

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 2045 General Plan Reset. The program-level EIR will evaluate the environmental impacts associated with the likely type and amount of development projected under the 2045 horizon year of the 2045 General Plan Reset. This EIR will not evaluate detailed, site-specific activities and future development projects under the General Plan. The EIR will include an evaluation of project alternatives that could reduce significant impacts associated with the proposed 2045 General Plan Reset. The proposed project, its location, and potential environmental effects are described below.

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 2045 General Plan Reset (proposed project) pursuant to the California Environmental Quality Act (CEQA) Guidelines (14 California Code of Regulations Section 15060(d)); however, several CEQA topic areas are not anticipated to result in significant environmental effects, thus, an Initial Study was prepared before the City begins work directly on the EIR.

Comment Submittal:

Written comments on the NOP are due no later than the close of the 30-day NOP review period at **5:00 p.m. on July 3, 2024**. Please send your written comments to Akanksha Chopra, Associate Planner, at the address shown below or email to AdvancePlanning@cityofsancarlos.org with “2045 General Plan Reset EIR” as the subject. Public agencies providing comments are asked to include a contact person for the agency.

City of San Carlos
600 Elm Street
San Carlos, California, 94070

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.

Public Meeting:

The City is conducting an EIR Scoping Meeting on **Monday, June 17, 2024 at 7:00 p.m.** This meeting will be conducted both in person at City Hall and virtually via Zoom.

In-Person Participation

The meeting will be held at the Planning and Transportation Commission regular meeting in the City Hall Council Chambers, 600 Elm Street.

To address the Commission on any item on the posted agenda, fill out a Request to Speak Form located in the back of the Council Chambers and submit it to staff; or, you may raise your hand when the Chair calls for public comments.

Masks are no longer required, but are still recommended by the California Department of Health. To maintain public health and safety, please do not attend in person if you are experiencing respiratory symptoms (e.g. cough, runny nose, and/or sore throat).

Remote Participation

This meeting may also be observed remotely via the following options:

- Zoom: <https://us02web.zoom.us/j/88635467439>; or call 1-669-900-9128 and enter the Meeting ID #: 886 3546 7439
- Meeting Webportal: www.cityofsancarlos.org/agenda
- Local TV: Comcast Channel 27 and AT&T Uverse Channel 99

If you require translation for this notice, please contact the City Clerk’s Office at 650-802-4222.

If you are participating remotely and plan to make a public comment on any item on the posted agenda, please observe the meeting via Zoom (see above access information), and, during the public comment period for the agenda item you wish to address, use the “raise hand” feature. If joining Zoom by phone, press *9 to “raise hand.”

Project Location:

Along the San Francisco Bay, with the City of Belmont to the north and the City of Redwood City to the south, the City of San Carlos encompasses the land from the San Francisco Bay to Interstate 280. The proposed project applies citywide. The City of San Carlos, EIR Study Area, and Sphere of Influence (SOI) are mapped in Figure 1, Regional and Vicinity Map.

Project Sponsor:

City of San Carlos

Project Description:

The proposed project is an update to the City of San Carlos’ 2030 General Plan to amend the buildout capacity of the City of San Carlos’ General Plan.

There are currently a variety of planning efforts being undertaken in the city, as well as ongoing development projects. The Northeast Area Specific Plan and Downtown Specific Plan are being prepared concurrently with this project. An EIR is being prepared separately for the Northeast Area Specific Plan; please see the project website for details: <https://www.sancarlosnortheastplan.com/>. Because the Downtown Specific Plan is planned to be consistent with the 2045 General Plan Reset, it is anticipated that an Addendum to the General Plan Reset EIR will be prepared for the Downtown Specific Plan after certification of the 2045 General Plan Reset EIR; please see the project website for details: <https://www.sancarlosdowntownplan.com/>. Both Specific Plans include buildout projections that are incorporated into the citywide buildout capacity for the 2045 General Plan Reset.

Draft citywide buildout projections for the proposed 2045 General Plan Reset are provided in the table below. The numbers below represent net change from 2024 to 2045 within the city limit.

Draft – Citywide Net New Development Projections, 2024-2045

	Downtown Specific Plan Area	Northeast Area Specific Plan Area	Remainder of the City	Total Citywide
Housing Units	1,600	1,900	3,800	7,300
Population	3,000	3,700	7,300	14,000
Non-residential Square Footage	421,000	4,508,500	1,641,000	6,570,500
Jobs	1,000	13,800	4,200	19,000

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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 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
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Services
- Wildfire

The EIR will include an evaluation of project alternatives that could reduce or avoid potential significant impacts.

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: agriculture and forestry resources, and mineral resources. An Initial Study was prepared to provide substantial evidence for these topic areas and is included as an attachment.

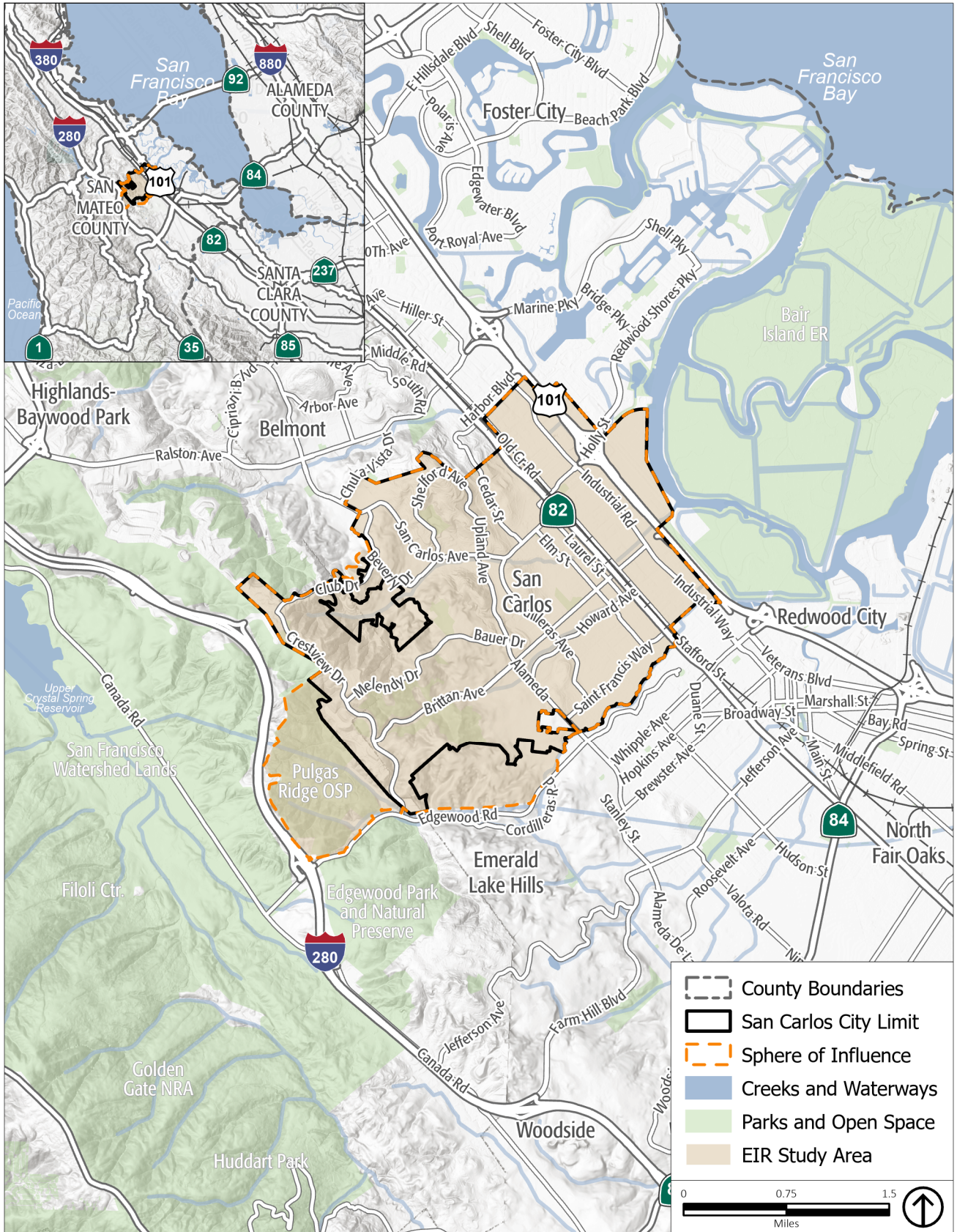
Attachments:

Attachment 1: Regional and Local Vicinity Map

Attachment 2: Initial Study

If you require translation for this notice, please contact the City Clerk's Office at 650-802-4222.

2045 GENERAL PLAN RESET
NOTICE OF PREPARATION



Source: City of San Carlos, 2024; PlaceWorks, 2024.

Attachment 2: Initial Study

INTRODUCTION

This Initial Study Checklist was prepared to scope out and identify thresholds within the CEQA Checklist topics that will not be affected by the proposed project. All other thresholds within the CEQA Checklist topics will be addressed within the project Environmental Impact Report (EIR).

I. AESTHETICS

Would the proposed project:	Potentially Significant	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a-d) These standards of significance will be assessed in the EIR.

MITIGATION MEASURES

Any necessary mitigation measures will be included in the EIR.

INITIAL STUDY

II. AGRICULTURE AND FORESTRY RESOURCES

Would the proposed project:	Potentially Significant	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a-e) San Carlos is an urbanized setting and does not contain any Prime Farmland, Unique Farmland or Farmland of Statewide Importance.¹ There are no agricultural, forest, or timberland use zones or land uses within San Carlos.² Additionally, the city does not contain any Williamson Act contracts.³ Neither San Carlos nor the immediately surrounding areas are zoned for forest land, timberland, or timber production. The proposed project would not involve changes to the existing environment that would result in the conversion of farmland to non-agricultural uses or forest land to non-forest use. Therefore, there would be *no impact*.

MITIGATION MEASURES

None required.

¹ California Department of Conservation, 2021, California Important Farmland Finder, <https://maps.conservation.ca.gov/DLRP/CIFF/>, accessed May 3, 2024.

² City of San Carlos, October 2009, San Carlos 2030 General Plan, Chapter 6 – Environmental Management Element, Page 111.

³ California Department of Conservation, 2023, California Williamson Act Enrollment Finder, <https://maps.conservation.ca.gov/dlrp/WilliamsonAct/>, accessed May 3, 2024.

III. AIR QUALITY

Would the proposed project:	Potentially Significant	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under applicable federal or State ambient air quality standard?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a-d) These standards of significance will be assessed in the EIR.

MITIGATION MEASURES

Any necessary mitigation measures will be included in the EIR.

IV. BIOLOGICAL RESOURCES

Would the proposed project:	Potentially Significant	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plan, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INITIAL STUDY

Would the proposed project:	Potentially Significant	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a-f) These standards of significance will be assessed in the EIR.

MITIGATION MEASURES

Any necessary mitigation measures will be included in the EIR.

V. CULTURAL RESOURCES

Would the proposed project:	Potentially Significant	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a-c) These standards of significance will be assessed in the EIR.

MITIGATION MEASURES

Any necessary mitigation measures will be included in the EIR.

VI. ENERGY

Would the proposed project:	Potentially Significant	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a-b) These standards of significance will be assessed in the EIR.

MITIGATION MEASURES

Any necessary mitigation measures will be included in the EIR.

VII. GEOLOGY AND SOILS

Would the proposed project:	Potentially Significant	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined by Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INITIAL STUDY

Would the proposed project:	Potentially Significant	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a-f) These standards of significance will be assessed in the EIR. .

MITIGATION MEASURES

Any necessary mitigation measures will be included in the EIR.

VIII. GREENHOUSE GAS EMISSIONS

Would the proposed project:	Potentially Significant	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a-b) These standards of significance will be assessed in the EIR.

MITIGATION MEASURES

Any necessary mitigation measures will be included in the EIR.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the proposed project:	Potentially Significant	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INITIAL STUDY

Would the proposed project:	Potentially Significant	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a-g) These standards of significance will be assessed in the EIR.

MITIGATION MEASURES

Any necessary mitigation measures will be included in the EIR.

X. HYDROLOGY AND WATER QUALITY

Would the proposed project:	Potentially Significant	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INITIAL STUDY

Would the proposed project:	Potentially Significant	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In a flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a-e) These standards of significance will be assessed in the EIR.

MITIGATION MEASURES

Any necessary mitigation measures will be included in the EIR.

XI. LAND USE AND PLANNING

Would the proposed project:	Potentially Significant	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Physically divide an established community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a-b) These standards of significance will be assessed in the EIR.

MITIGATION MEASURES

Any necessary mitigation measures will be included in the EIR.

XII. MINERAL RESOURCES

Would the proposed project:	Potentially Significant	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a) The California Geological Survey (CGS), classifies the regional significance of mineral resources in accordance with the California Surface Mining and Reclamation Act (SMARA) of 1975 and assists in the designation of lands containing significant aggregate resources. CSG’s Mineral Land Classification (MLC) Project provides objective economic-geologic expertise to assist in the protection and development of mineral resources through the land-use planning process. The mineral resource zone (MRZ) boundaries for San Carlos indicate that the city is in MRZ-1, MRZ-2, MRZ-3, and MRZ-4.⁴ These MRZs indicate that either there is adequate information that no significant mineral deposits are present (MRZ-1); adequate information that significant mineral deposits are present, or there is a high likelihood for their presence (MRZ-2); adequate information that there are mineral deposits the significance of which cannot be evaluated from available data (MRZ-3); and inadequate information exists to assign an MRZ (MRZ4-4).⁵ Areas in MRZ-2 are the areas of greatest concern for potential impacts to mineral resources.

There is one designated MRZ-2 in San Carlos, in northern San Carlos west of El Camino Real, in a developed portion of the city. There are no mining facilities with San Carlos and the closest mine is approximately 7 miles west of the City.⁶ In addition, the city is not designated by SMARA as a regionally significant sector. Therefore, due to there being no significant mineral resources available, there would be *no impact*.

⁴ California Department of Conservation, 1996, Generalized Mineral Land Classification Map of the South San Francisco Bay Production – Consumption Region, OFR 96-03, https://filerequest.conservation.ca.gov/?q=OFR_96-03, accessed on May 3, 2024.

⁵ California Department of Conservation, 1996, Generalized Mineral Land Classification Map of the South San Francisco Bay Production – Consumption Region, OFR 96-03, https://filerequest.conservation.ca.gov/?q=OFR_96-03, accessed on May 3, 2024.

⁶ California Department of Conservation, Mines Online, <https://maps.conservation.ca.gov/mol/index.html>

INITIAL STUDY

- b) The EIR Study Area has not been classified or nominated as a locally important mineral resource recovery site.⁷ Therefore, *no impact* would result.

MITIGATION MEASURES

None required.

XIII. NOISE

Would the proposed project result in:	Potentially Significant	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

- a-c) These standards of significance will be assessed in the EIR.

MITIGATION MEASURES

Any necessary mitigation measures shall be included in the EIR.

⁷ California Department of Conservation, 1996, Generalized Mineral Land Classification Map of the South San Francisco Bay Production – Consumption Region, OFR 96-03, https://filerequest.conservation.ca.gov/?q=OFR_96-03, accessed on May 3, 2024.

XIV. POPULATION AND HOUSING

	Potentially Significant	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
Would the proposed project:				
a) Induce substantial unplanned population growth or growth for which inadequate planning has occurred, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a-b) These standards of significance will be assessed in the EIR.

MITIGATION MEASURES

Any necessary mitigation measures shall be included in the EIR.

XV. PUBLIC SERVICES

	Potentially Significant	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
Would the proposed project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
i) Fire protection?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INITIAL STUDY

DISCUSSION

- a) These standards of significance will be assessed in the EIR.

MITIGATION MEASURES

Any necessary mitigation measures shall be included in the EIR.

XVI. RECREATION

Would the proposed project:	Potentially Significant	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

- a-b) These standards of significance will be assessed in the EIR.

MITIGATION MEASURES

Any necessary mitigation measures shall be included in the EIR.

XVII. TRANSPORTATION

Would the proposed project:	Potentially Significant	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a-d) These standards of significance will be assessed in the EIR.

MITIGATION MEASURES

Any necessary mitigation measures will be included in the EIR.

XVIII. TRIBAL CULTURAL RESOURCES

Would the proposed project:	Potentially Significant	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1. In applying the criteria set forth in subdivision (c) of the Public Resource Code Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance to a California Native American tribe.	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

CEQA Guidelines Section 15064.5(b)(1), defines a substantial adverse change in the significance of a historical resource (defined as historical resource, archaeological resource, or tribal cultural resource) involves the “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical would be materially impaired.”

a) These standards of significance will be assessed in the EIR.

MITIGATION MEASURES

Any necessary mitigation measures will be included in the EIR.

INITIAL STUDY

XIX. UTILITIES AND SERVICE SYSTEMS

Would the proposed project:	Potentially Significant	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a-e) These standards of significance will be assessed in the EIR.

MITIGATION MEASURES

Any necessary mitigation measures will be included in the EIR.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the proposed project:	Potentially Significant	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INITIAL STUDY

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the proposed project:	Potentially Significant	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a-d) These standards of significance will be assessed in the EIR.

MITIGATION MEASURES

Any necessary mitigation measures will be included in the EIR.

INITIAL STUDY

REPORT PREPARERS

This Initial Study was prepared by the following consultants and individuals:

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