



Notice of Availability of an Environmental Impact Report for the 2045 General Plan Reset, City of San Carlos

Date: January 17, 2025

To: State Clearinghouse

State Responsible Agencies

State Trustee Agencies

Other Public Agencies

Interested Organizations

From:

Akanksha Chopra, Associate Planner

Community Development Department

City of San Carlos

600 Elm St

San Carlos, CA 94070

Subject: Notice of Availability of the Draft Environmental Impact Report for the 2045 General Plan Reset

Lead Agency: City of San Carlos

Project Title: 2045 General Plan Reset

Notice is hereby given that the City of San Carlos (City), as lead agency for the proposed project, has completed a Draft Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). The purpose of this notice is to (1) serve as the public Notice of Availability (NOA) of a Draft EIR pursuant to CEQA Guidelines Section 15087, and (2) advise and solicit comments regarding the content of the Draft EIR for a 45-day period, commencing on January 17, 2025, and ending at 5:00 p.m. on March 3, 2025, after which a Final EIR will be prepared containing comments and responses to comments that, together with the Draft EIR, will form the Final EIR. The Final EIR will be used by the City Council in its consideration of approval of the proposed City of San Carlos 2045 General Plan Reset.

Project Location:

San Carlos is in eastern San Mateo County. It is generally bounded by Belmont to the north, the San Francisco Bay to the east, Redwood City to the south, and Interstate 280 (I-280) to the west. The City is accessed by US Highway 101 and State Route (SR) 82 as well as one Caltrain transit station. I-280 also provides regional access to the community and is located just west of the City's Sphere of Influence (SOI), which is part of the EIR Study Area. San Carlos includes a range of urban and suburban land uses, including a variety of residential neighborhoods, parks, and commercial and office areas. San Carlos' built-out environment is largely consistent with the built-out environments of adjacent communities.

Project Sponsor:

City of San Carlos

Project Description:

The primary focus of the proposed project is to update the San Carlos 2030 General Plan to amend the future development projections. The proposed project also involves limited updates to the General Plan text, policies, and actions.

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 the 2045 General Plan Reset 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 2045 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.

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

PROJECTED NET CHANGE

Category	Net Change from Pipeline Development Projects	Net Change from Downtown Specific Plan	Net Change from Northeast Area Specific Plan	Additional Net Change	Total Projected Net Change (2024-2045)
Housing Units	242	1,565	1,890	4,063	8,300
Population	462	2,990	3,611	8,557	15,620
Non-Residential Square Footage	2,688,000	420,820	4,178,228	1,640,252	8,927,300
Jobs	8,525	908	12,990	4,107	26,530

Source: PlaceWorks, 2024.

Significant Environmental Effects:

The Draft EIR identifies the following effects by environmental topic:

- **No Impact/Less than Significant without Mitigation:** aesthetics, biological resources, cultural resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, parks and recreation, population and housing, public services, tribal cultural resources, and utilities and service systems.
- **Significant and Unavoidable:** air quality, greenhouse gas emissions, transportation, and wildfire.

There are no effects that were found to be less than significant with mitigation.

Hazardous Materials:

As described in Chapter 4.8, *Hazards and Hazardous Materials*, of the Draft EIR, of the 159 sites within the EIR Study Area, 31 are designated as “open” on Geotracker and 4 sites are designated as “active” on Envirostor. The remaining 124 sites are designated as “closed” or “completed – case closed,” “Inactive – Needs Evaluation,” “Inactive- Withdrawn,” “No Further Action,” “No Action Required,” and “Certified.” The majority of the 35 sites designated as open or active are classified as clean-up program sites, where recent or historical unauthorized releases of pollutants to the environment, including soil, groundwater, surface water, and sediment, have occurred. Many of these sites are existing or former dry cleaners, gas stations, plant nurseries, or light industrial uses typical of urban and suburban communities in the Bay Area.

Public Review and Document Availability:

The 45-day public review period for the Draft EIR begins **January 17, 2025, and ends at 5:00 p.m. on March 3, 2025**. The Draft EIR will be available for review electronically on the City’s website: www.CityofSanCarlos.org/2045GeneralPlanReset

Written comments on the Draft EIR should be sent, no later than March 3, 2025, at 5:00 p.m., to:

Akanksha Chopra, Associate Planner
Community Development Department
City of San Carlos
600 Elm St
San Carlos, CA 94070

Or, via email with the subject line “**2045 General Plan Reset Draft EIR**” to: AChopra@cityofsancarlos.org

Public Hearing

Although CEQA does not require formal hearings at any stage of the environmental review process (State CEQA Guidelines Section 15202[a]), it does encourage “wide public involvement, formal and informal...in order to receive and evaluate public reactions to environmental issues” (State CEQA Guidelines Section 15201) and requires the lead agency to provide the public with the opportunity to provide comments. The City, as lead agency, circulated a Notice of Preparation (NOP) of an EIR (SCH # 2024060037) for the City of San Carlos 2045 General Plan Reset on June 3, 2024. Comments received on the NOP and during the public scoping meeting were considered in the preparation of the EIR. Appendix A of the Draft EIR contains the NOP, and written comments received on the NOP.

Like the NOP, the Draft EIR is being circulated for review and comment by appropriate agencies, as well as organizations and individuals who have requested notification. In accordance with Section 15205(d) of the State CEQA Guidelines, the City has scheduled a 45-day public review period for the Draft EIR.

Within that 45-day period, the City will hold one public hearing to request comments on the Draft EIR. The Planning and Transportation Commission public hearing is scheduled for:

Monday, February 3, 2025, at 7:00 PM

In Person: Council Chambers, City Hall - 600 Elm Street, San Carlos, CA 94070

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
- Local TV: Comcast Channel 27 and AT&T Uverse Channel 99

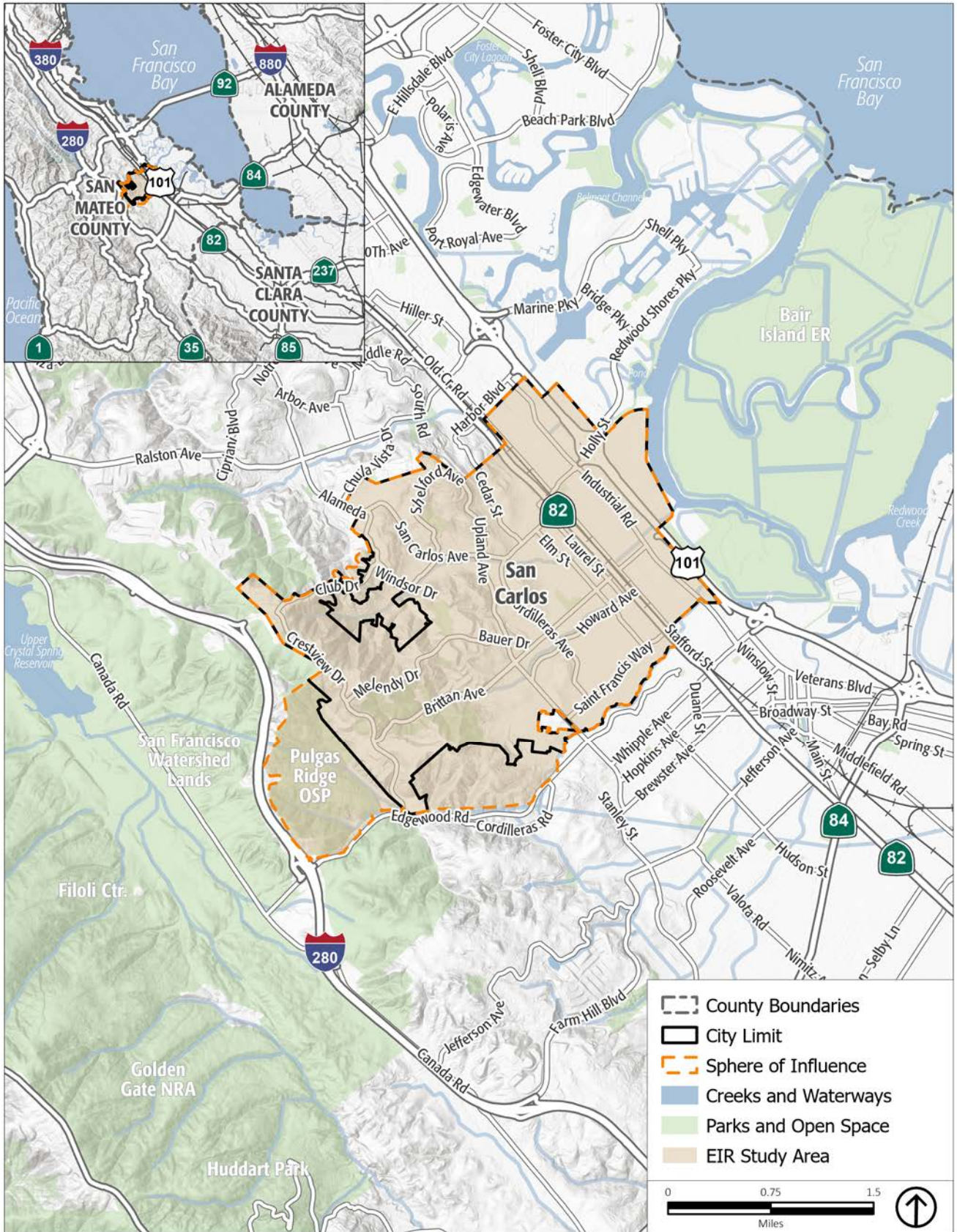
The agenda packet and relevant materials for this item will be available for viewing online at <https://www.cityofsancarlos.org/agenda> on Thursday, January 30, 2025.

Following the close of the public review period for the Draft EIR, the City will prepare a Final EIR, incorporating all comments received during the public comment period, for consideration by the Planning and Transportation Commission, at a date for which notice shall be provided. As required by CEQA (Section 21092.5), the Final EIR, including written responses to the comments submitted by public agencies, will be available at least 10 days prior to certification.

Attachments:

Figure 1: Regional and Vicinity Map

2045 GENERAL PLAN RESET
 NOTICE OF AVAILABILITY



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

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