



## Notice of Availability of an Environmental Impact Report for the City of San Carlos Northeast Area Specific Plan

**Date:** March 2, 2026

<b>To:</b> State Clearinghouse State Responsible Agencies State Trustee Agencies Other Public Agencies Interested Organizations	<b>From:</b> Rendell Bustos, Senior Planner Community Development Department City of San Carlos 600 Elm St San Carlos, CA 94070
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**Subject:** Notice of Availability of the Draft Environmental Impact Report for the Northeast Area Specific Plan

**Lead Agency:** City of San Carlos

**Project Title:** Northeast Area Specific Plan

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) for the City of San Carlos Northeast Area Specific Plan 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 March 2, 2026, and ending at 5:00 p.m. on April 16, 2026, 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 Northeast Area Specific Plan (NEASP), anticipated in June 2026.

### **Project Location:**

The NEASP area consists of approximately 145 acres, roughly bound by Belmont Creek, U.S. Highway 101, the western property lines of the residential parcels along Northwood Drive, the northeastern property lines of the residential parcels along Fairfield Drive, the southeast property line of the Palo Alto Medical Foundation and Old County Road in the City of San Carlos. For the purposes of this analysis, Belmont Creek is considered north, U.S. Highway 101 is considered east, the residential parcels along Northwood Drive and Fairfield Drive and the southeast property line of Palo Alto Medical Foundation are considered south, and Old County Road is considered west. Please refer to Figures 1 through 3 for maps showing the project location and surrounding context.

### **Project Sponsor:**

City of San Carlos

### **Project Description:**

The purpose of the NEASP is to create a vision, policies, and standards to guide new development within the Specific Plan area in a way that supports existing and new businesses, future residents, and the overall community. The NEASP will manage and direct changes in the development patterns within the Specific Plan area and guide present and future land uses, zoning changes, economic development, urban design, infrastructure, transportation circulation management and mobility, service provisions, and community benefits.

The NEASP anticipates new development and change over an approximate 20-year period, through 2045, and would allow for 1,890 residential units (no residential units exist within the Specific Plan area currently), as well as an increase in the net new square footage of existing non-residential land uses within the Specific Plan area (4,508,000 square feet).

Maximum residential densities within the NEASP range from 75 dwelling units per acre to 90 dwelling units per acre. Baseline maximum buildings heights range from 75 feet to 100 feet, along with a bonus maximum building height of 155 feet through a community benefits program for certain land use designations. The NEASP also identifies improvements to the existing transportation network, such as pedestrian paths, bicycle infrastructure, as well as a new street segment from Quarry Road to Bragato Road. A General Plan amendment and rezoning are also proposed to allow the addition of residential land uses in the Specific Plan Area. Please see Figure 4 for a map of the proposed land uses within the NEASP.

### **Significant Environmental Effects:**

The Draft EIR identifies the following effects by environmental topic:

- **No Significant Impact/Less than Significant without Mitigation:** Aesthetics, Agriculture and Forestry Resources, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, Wildfire
- **Less than Significant with General Plan Policies and/or Specific Plan Requirements:** Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise
- **Significant and Unavoidable:** Air Quality, Greenhouse Gas Emissions

### **Hazardous Materials:**

As described in Chapter 3.9, *Hazards and Hazardous Materials*, of the Draft EIR, 15 cleanup sites and/or sites within the Specific Plan area are listed on the Cortese List compiled pursuant to Government Code Section 65962.5. Five of these sites are identified as *Open Cleanup Program Sites*. At these sites, characterization, monitoring, and/or remediation activities are ongoing and are being conducted under regulatory agency oversight. Identified contaminants have included volatile organic compounds (VOCs), petroleum hydrocarbons, metals and/or polychlorinated biphenyls (PCBs). The remaining sites are designated as a *Closed LUST Case*, or *Closed Cleanup Program Site*. At these sites, residual contamination may remain in soil, soil vapor and/or groundwater. The Northeast Area Specific Plan does not propose

any new or uniquely hazardous uses, and its operation would not be expected to cause environmental accidents that would impact other areas.

**Public Review and Document Availability:**

The 45-day public review period for the Draft EIR begins **March 2, 2026, and ends at 5:00 p.m. April 16, 2026**. The Draft EIR will be available for review electronically on the Northeast Area Specific Plan webpage: [www.sancarlosnortheastplan.com](http://www.sancarlosnortheastplan.com). Written comments on the Draft EIR should be sent, no later than April 16, 2026, at 5:00 p.m., to:

Rendell Bustos, Senior Planner  
Community Development Department  
City of San Carlos  
600 Elm Street  
San Carlos, CA 94070

Or, via email with the subject line “**NEASP Draft EIR**” to: [AdvancePlanning@cityofsancarlos.org](mailto:AdvancePlanning@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 # 2024070063) for the City of San Carlos Northeast Area Specific Plan on July 1, 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, March 16, 2026, at 7:00 PM**

**In Person Participation:**

- **Location:** Council Chambers, City Hall - 600 Elm Street, San Carlos, CA 94070

**Remote Participation:**

- **Observe Via:**
  - 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](http://www.cityofsancarlos.org/agenda)
  - 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 [www.cityofsancarlos.org/agenda](http://www.cityofsancarlos.org/agenda) on Thursday, March 12, 2026.

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.

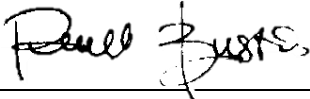
**Attachments:**

Figure 1: Regional Map

Figure 2: Vicinity Map

Figure 3: Aerial Photograph of the Project Location

Figure 4: Proposed Land Use Map



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**Rendell Bustos, Senior Planner**  
**City of San Carlos, Community Development Department**

**March 2, 2026**

**Date**

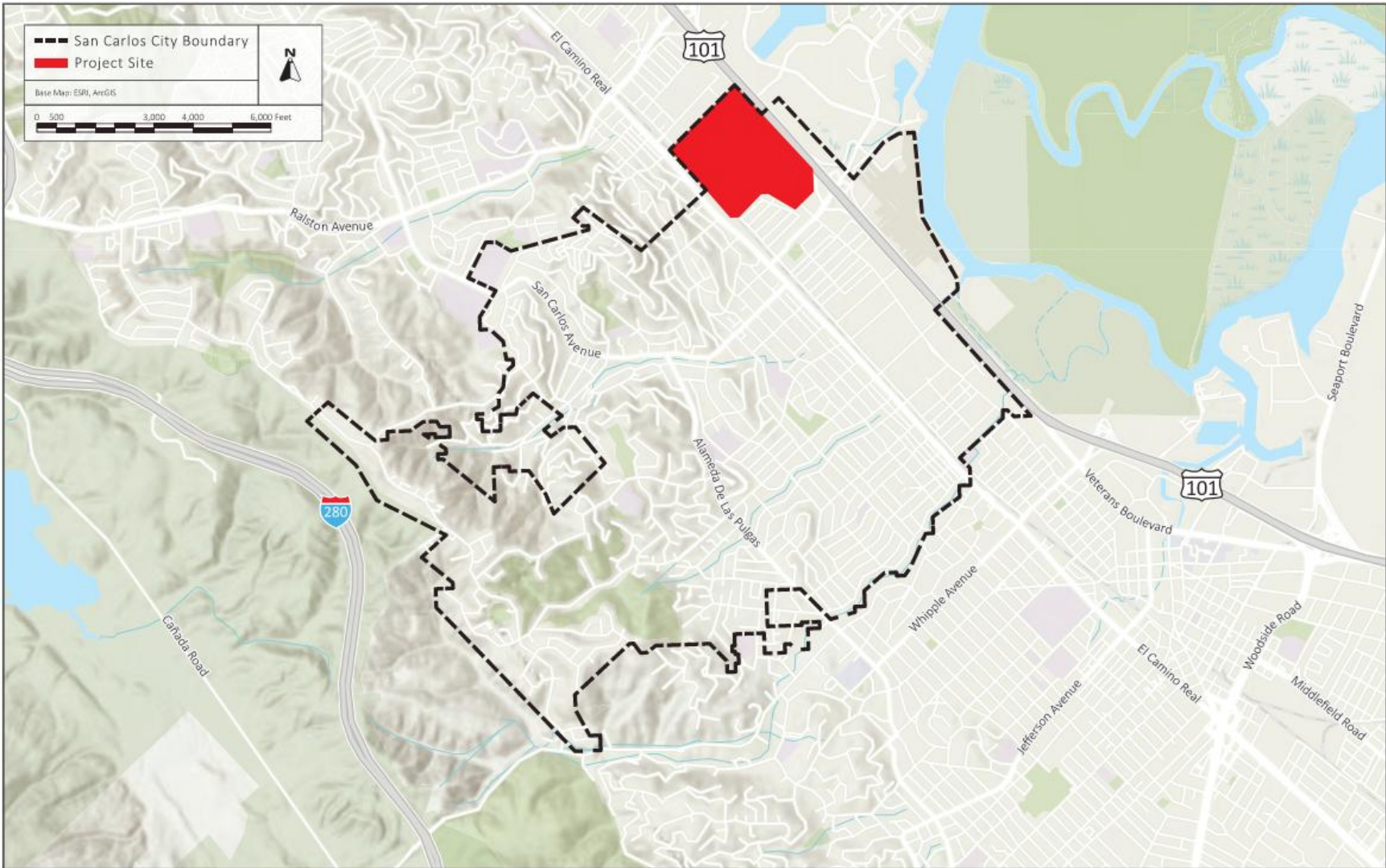


Figure 1 Regional Map

Source: City of San Carlos; David J. Powers & Associates, Inc.

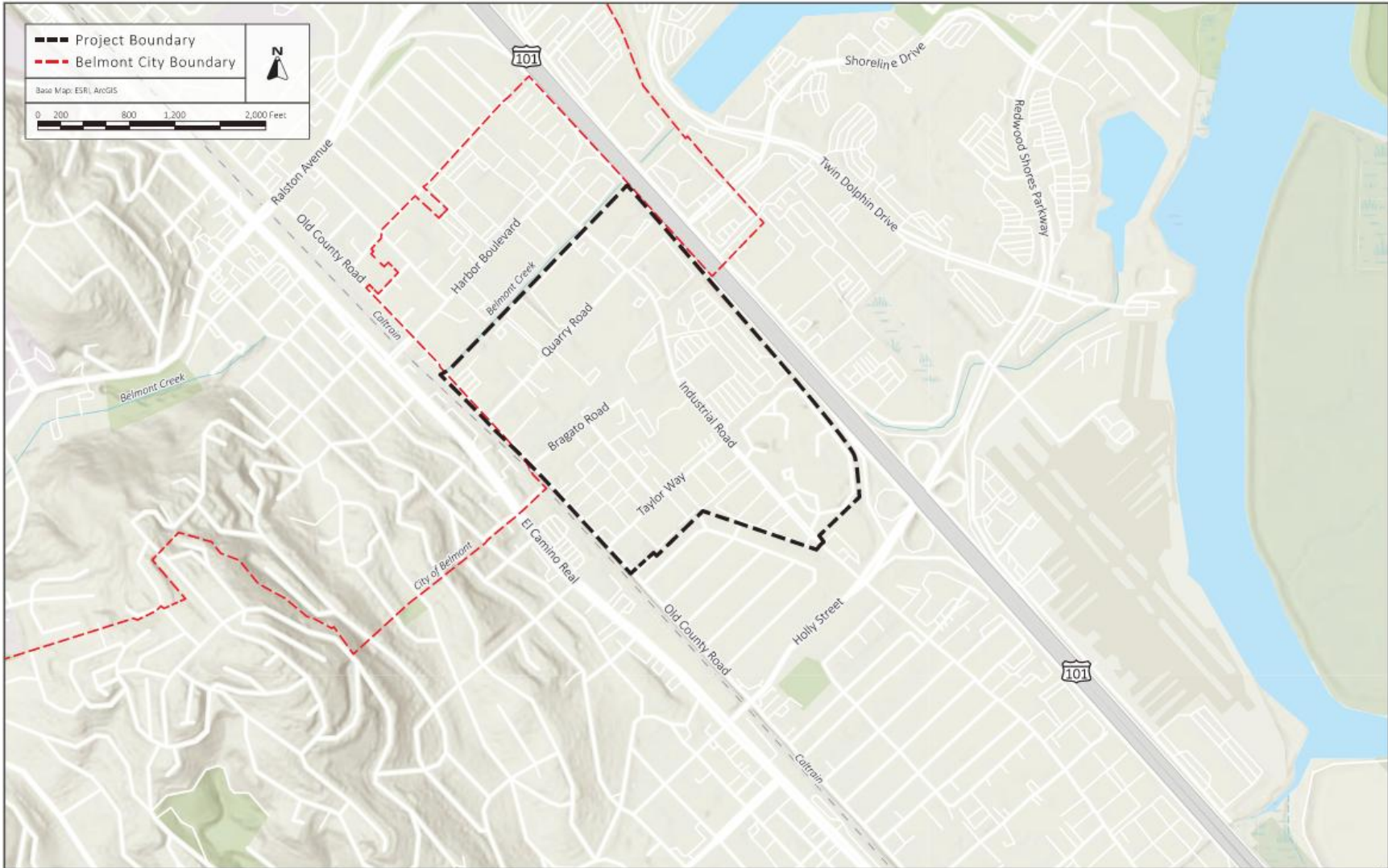


Figure 2 Vicinity Map

Source: City of San Carlos; David J. Powers & Associates, Inc.

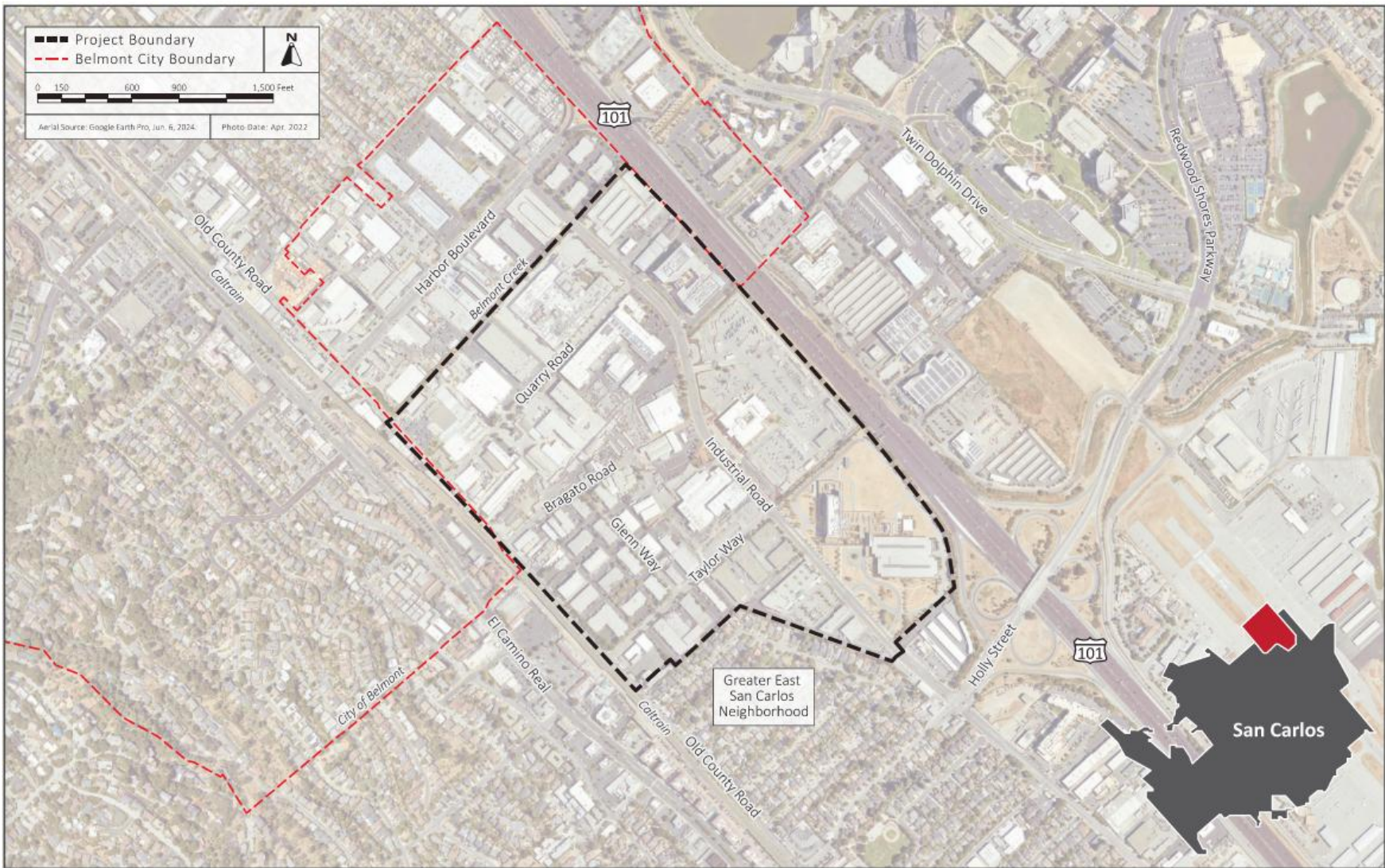


Figure 3 Aerial Photograph of the Project Location

Source: City of San Carlos; David J. Powers & Associates, Inc.

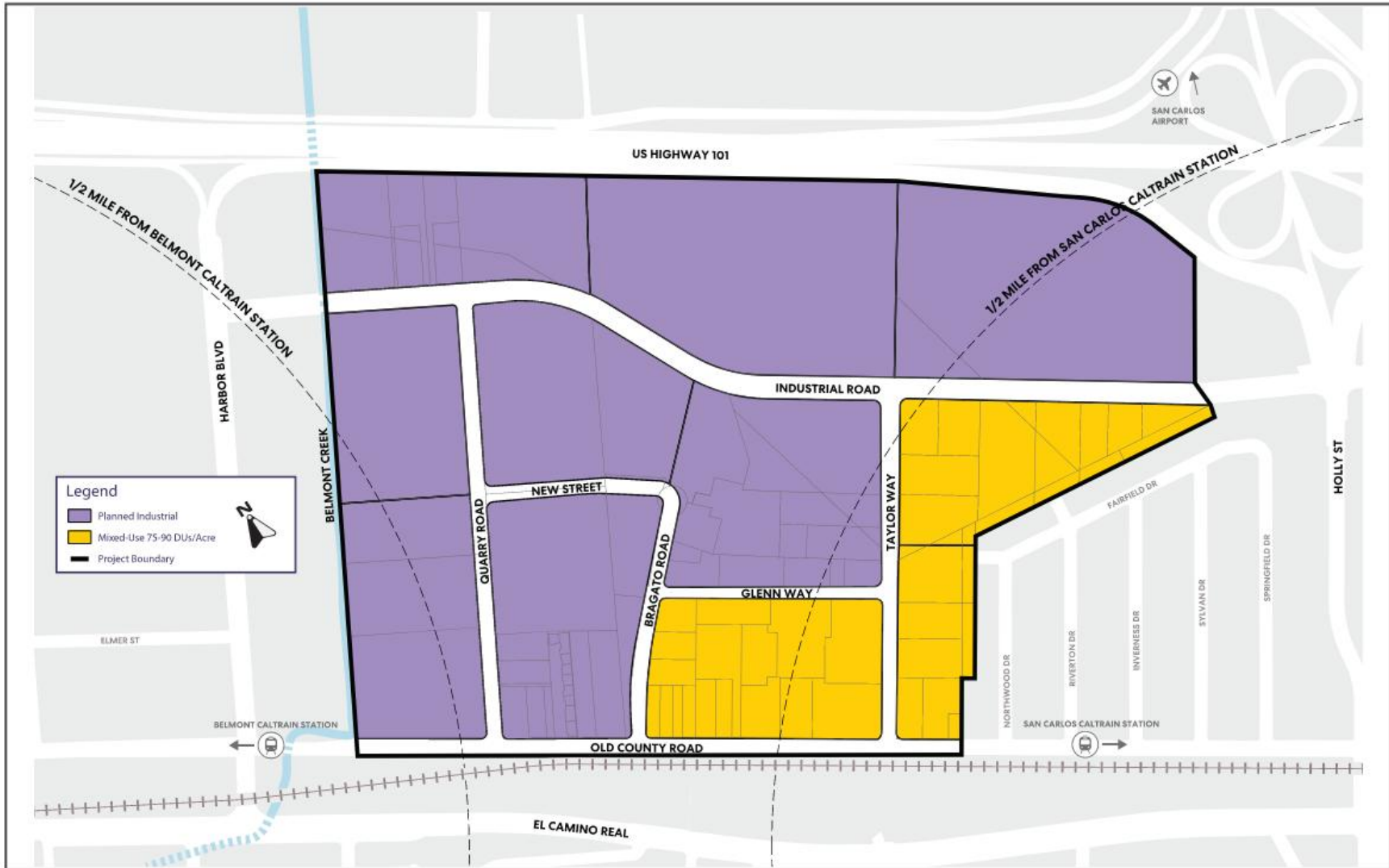


Figure 4 Proposed Land Use Map

Source: City of San Carlos; Perkins&Will; David J. Powers & Associates, Inc.