

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 # 2024070063

Project Title: San Carlos Northeast Area Specific Plan

Lead Agency: City of San Carlos Contact Person: Rendell Bustos
 Mailing Address: 600 Elm Street Phone: 650) 802-4255
 City: San Carlos Zip: 94070-3085 County: San Mateo

Project Location: County: San Mateo City/Nearest Community: San Carlos

Cross Streets: U.S. 101, Northwood Drive, Fairfield Drive, Old Country Road Zip Code: 94070-3085

Longitude/Latitude (degrees, minutes and seconds): 37 ° 30 ' 59.403 " N / 122 ° 15 ' 54.555 " W Total Acres: 145

Assessor's Parcel No.: Multiple - see attached Section: _____ Twp.: 5S Range: 4W Base: _____

Within 2 Miles: State Hwy #: U.S. 101, El Camino Real Waterways: Belmont Creek, San Francisco Bay

Airports: San Carlos Airport Railways: Caltrain Schools: Belmont-Redwood Shores and San Carlos School District

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 1,890 Acres _____
 Office: Sq.ft. 180,000 Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 80,000 Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 4,248,000 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: _____

Present Land Use/Zoning/General Plan Designation:

The entire Plan area has a current General Plan land use designation of Planned Industrial. Zoning districts include Light Industrial, Industrial Professional, and Planned Development

Project Description: (please use a separate page if necessary)

The purpose of the NEASP is to create a vision, policies, and standards to guide new development within the Plan area in a way that supports existing and new businesses, residents, and the overall community. The NEASP will manage and direct changes in the development patterns within the 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 would be built out over an approximate 20-year period and would allow for a net increase of 1,890 residential units (no residential units exist within the Plan area currently), as well as an increase in the net square footage of existing land uses within the Plan area. Maximum building heights within the NEASP area would range from a minimum of 75 to 100 feet to a maximum of 155 feet, depending on the land use designation. Additional height increases for specific land uses would be permitted by the City should bonus conditions determined by the City be met. A new street segment from Quarry Road to Bragato Road would be implemented as part of the NEASP. Additionally, the NEASP would include improvements to the existing transportation network, such as a pedestrian/bicycle connection to Belmont Creek from Quarry Road and the redesign of Industrial Road as a multi-modal district boulevard. The NEASP would increase the setback from Belmont Creek for properties adjacent to Belmont Creek. A General Plan Amendment and rezoning are proposed to allow for the addition of residential land uses to the Plan area.

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".


- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" 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 # <u>4</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>2</u> |
| <input checked="" 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 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 type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>3</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input 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 March 2, 2026 Ending Date April 16, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>David J. Powers & Associates, Inc.</u>	Applicant: <u>City of San Carlos</u>
Address: <u>1871 The Alameda, Suite 200</u>	Address: <u>600 Elm Street</u>
City/State/Zip: <u>San Jose, CA 95126</u>	City/State/Zip: <u>San Carlos, CA, 94070-3085</u>
Contact: <u>Natalie Noyes</u>	Phone: <u>(650) 802-4255</u>
Phone: <u>510-902-5852</u>	

Signature of Lead Agency Representative:  Digitally signed by Rendell Bustos
DN: cn=US, email=rbustos@cityofsan-carlos.org, cn=Rendell Bustos
Date: 2026.02.26 11:02:16-08'00' Date: February 26, 2026

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

Northeast Area Specific Plan - APNs

Block	Address	APN
1	268 Industrial Rd	046-052-330
2	550 Quarry Rd	046-041-360
3	686 Quarry Rd	046-041-380
4	266 Industrial Rd	046-052-270
5	150 Industrial Rd	046-021-080
6	201 Industrial Rd	046-020-370
		046-020-380
7	380 Industrial Rd	046-054-390
	370 Industrial Rd	046-054-410
		046-054-420
	360 Industrial Rd	046-054-450
046-054-440		
8	270 Industrial Rd	046-052-040
	270 Industrial Rd	046-052-030
9	131 Glenn Way	046-052-230
	111 Glenn Way	046-052-220
	71 Glenn Way	046-052-260
	70 Glenn Way	046-053-190
	90 Glenn Way	046-053-210
	120 Glenn Way	046-053-350
	620 Taylor Way	046-053-290
	100 Glenn Way	046-053-340
	80 Glenn Way	046-053-160
	565 Bragato Rd	046-053-180
	285 Old County Rd	046-053-330
	295 Old County Rd	046-053-270
	299 Old County Rd	046-053-280
	303 Old County Rd	046-054-090
	611 Taylor Way	046-054-130
	305 Old County Rd	046-054-080
10	595 Taylor Way	046-054-280
	585 Taylor Way	046-054-300
	320 Industrial Rd	046-054-210
	300 Industrial Rd	046-054-190
	541 Taylor Way	046-054-220
11	551 Taylor Way	046-054-310
		046-054-270
		046-054-260
11	210 Industrial Rd	046-022-010

12	221 Old County Rd	046-052-300
	580 Bragato Rd	046-052-290
13	610 Quarry Rd	046-041-370
14	PG&E Site	046-051-999
15	591 Quarry Rd	046-040-320
16	PAMF-301 Industrial Rd	046-051-070
	PAMF-301 Industrial Rd	046-051-020
17	400 Industrial Rd	046-054-010
		046-054-250
18	151 Industrial Rd	046-020-480
	151 Industrial Rd	046-020-470
19	171 Industrial Rd	046-020-430
	171 Industrial Rd	046-020-260
20	633 Quarry Rd	046-040-350
21	641 Quarry Rd	046-040-370
22	1501 Old County Rd	046-040-360
23	205 Old County Rd	046-040-300
24	209 Old County Rd	046-040-050
25	217 Old County Road	111-880-999
		111-880-090
		111-880-080
		111-880-070
		111-880-060
		111-880-050
		111-880-040
		111-880-030
		111-880-020
111-880-010		
26	219 Old County Rd	046-040-030
27	500 Bragato Rd	046-052-280
28	535 Bragato Rd	046-052-250
29	555 Bragato Rd	046-052-200
30	501 Bragato Rd	046-052-340
31		046-052-110
32	590 Taylor Way	046-052-090
		046-052-060
33	195 Glenn Way	046-052-070
34	161 Glenn Way	046-052-080
35	585 BRAGATO RD	046-053-200
36	235 OLD COUNTY RD	046-053-170
37	239 OLD COUNTY RD	046-053-080
38	243 OLD COUNTY RD	046-053-070
39	247 OLD COUNTY RD	046-053-060

40	251 OLD COUNTY RD	046-053-310
41	255 OLD COUNTY RD	046-053-320
42	601 TAYLOR WAY	046-054-120
43	301 OLD COUNTY RD	046-054-100
44	390 INDUSTRIAL RD	046-054-020