Print From

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022010033

Project Title: 501 Industrial Road Hotel EIR Project

Lead Agency: City of San Carlos

Contact Name: Lisa Costa Sanders

Email: lcostasanders@cityofsancarlos.org Phone Number: (650) 802-4263

Project Location: San Carlos (*City*) San Mateo (*County*)

Project Description (Proposed actions, location, and/or consequences).

The proposed project would involve construction of a hotel on a 2.09-acre site which is currently vacant with no existing building structures, except parking lot paving. The proposed project would involve redevelopment of the site with a new six-story hotel with up to 188 rooms, a lobby, a dining area, meeting spaces, landscaping, and a courtyard. The lobby and second-floor meeting spaces would be situated around a landscaped courtyard in the center of the site. The hotel would be approximately 119,000 square feet of gross floor area in size. The proposed hotel would consist of two connected sections: a main guestroom tower that would be six stories in height along Holly Street and facing Highway 101, and an adjoining three-story structure along Industrial Road. The proposed project would include ground-level vehicle parking, in addition to bike parking. The project site is zoned Landmark Commercial (LC). The project applicant is requesting a rezoning to the Planned Development zoning designation and a Planned Development Permit to allow certain project features, including allowance for the height to accommodate the six-story building.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR identifies the following effects by environmental topic:

- No Impacts: aesthetics, agricultural and forestry resources, biological resources, energy, greenhouse gas emissions, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, recreation, utilities and service systems, and wildfire.

- Less than Significant with Mitigation: air quality, cultural resources, geology and soils, hazards and hazardous materials, noise, transportation, tribal cultural resources, and wildfire.

The Draft EIR does not identify any significant and unavoidable impacts.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

On January 3, 2022, the City of San Carlos issued a NOP for the 501 Industrial Road Hotel EIR. The scoping period for this Draft EIR was between January 3 and February 3, 2022, during which interested agencies and the public could submit comments about the proposed project. During this time, the City received 3 comment letters from the Native American Heritage Commission (NAHC), California Department of Transportation (Caltrans) and Department of Toxic Substances Control (DTSC). These letters are provided in Appendix A, Notice of Preparation, Initial Study, and Scoping Comments, of this Draft EIR.

The following list is intended to capture the topics that are likely to generate the greatest interest based on the input received during the scoping process:
- Hazardous Materials (soil vapor intrusion)
- Hydrology and Water Quality (drainage, flood control, stormwater)
- Transportation (VMT and impact fees)

Provide a list of the responsible or trustee agencies for the project.

Responsible agencies include the following:
-Air Resources Board
-Caltrans
-Department of Conservation
-California Department of Fish and Wildlife
-California Department of Forestry and Fire Protection
-Housing and Community Development
-Native American Heritage Commission
-Public Utilities Commission
-Regional Water Quality Control Board
-State Water Resources Control Board - Water Quality
-Department of Water Resources
-County of San Mateo Planning Department
-SamTrans