

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 # 2022010033

Project Title: 501 Industrial Road Hotel EIR Project

Lead Agency: City of San Carlos Contact Person: Lisa Costa Sanders
 Mailing Address: 600 Elm Street Phone: (650) 802-4263
 City: San Carlos Zip: 94070 County: San Mateo

Project Location: County: San Mateo City/Nearest Community: San Carlos
 Cross Streets: Industrial Road and Holly Street Zip Code: 94070

Longitude/Latitude (degrees, minutes and seconds): 37 ° 30 ' 40 " N / 122 ° 15 ' 21 " W Total Acres: 2.09

Assessor's Parcel No.: 046-090-410 Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: Highway 101 Waterways: San Francisco Bay
 Airports: San Carlos Municipal Airport Railways: Caltrain and SamTrans Schools: Edison Montessori, Central Middle and Arroyo Elementary

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 _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: Hotel, 188 rooms
 Water Facilities: Type _____ MGD _____

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: Energy, GHG

Present Land Use/Zoning/General Plan Designation:

Landmark Commercial (LC) on the City of San Carlos zoning map

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

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 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.

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 and "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 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 # 4	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 2
<input 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 checked="" 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 checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" 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 checked="" 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 August 11, 2023 Ending Date September 25, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>PlaceWorks</u>	Applicant: <u>Holly Hotel Group, LLC</u>
Address: <u>2040 Bancroft Way, Suite 400</u>	Address: <u>991 West Hedding Street, Suite 103</u>
City/State/Zip: <u>Berkeley, CA 94704</u>	City/State/Zip: <u>San Jose, CA 95126</u>
Contact: <u>Steve Noack</u>	Phone: _____
Phone: <u>(510) 848-3815</u>	

Signature of Lead Agency Representative: _____

Date: 8/10/2023

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