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Notice of Availability of a Draft Environmental Impact Report and Hearing on the DEIR for the Proposed 501 Industrial Road – Hotel Indigo Development

Date: August 10, 2023

Subject: Notice of Availability (NOA) of the Draft Environmental Impact Report for the 501 Industrial Road - Hotel Indigo Development

Lead Agency: City of San Carlos

Project Title: 501 Industrial Road - Hotel Indigo Development EIR

Project Location: 501 Industrial Road, San Carlos (APN) 046-090-410

Summary

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 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 August 11, 2023, and ending **at 5:00 p.m. on September 25, 2023**, 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 Planning and Transportation Commission and City Council in its consideration of approval of the proposed 501 Industrial Road - Hotel Indigo Development.

The Planning and Transportation Commission will hold a hearing on **August 21, 2023 at 7:00 p.m.** to receive comments on the Draft EIR. No decision will be made at this meeting.

Project Location and Zoning

The project site is located at 501 Industrial Road, in the eastern portion of San Carlos, in San Mateo County. It is assigned Assessor's Parcel Number (APN) 046-090-410. The project site is bounded by the Highway 101 southbound onramp to the north, commercial buildings and a hotel to the north and south, single family residences and Industrial Road to the west, and US Highway 101 to the east. The project site is zoned Landmark Commercial (LC) which is intended to accommodate key parcels known collectively as landmark sites, which are targeted for economic development of regional retail and destination-oriented

uses, including hotels, that are intended to serve regional users and contribute to the City's economic sustainability and employment growth.

Project Description

The proposed 501 Industrial Road - Hotel Indigo 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.

Significant Environmental Effects

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.

Hazardous Materials

From at least 1968 through 1982, there was a gas station on the northwest corner of the project site. In 1984, the project site was identified as a leaking underground storage (LUST) site and the underground storage tanks were removed. Contaminated media from the presence of the gas station and LUST site included soil and groundwater. The case was closed in 1992 and pursuant to Government Code Section 65962.5(c) this site is now listed on the State Water Resources Control Board Geo Tracker Website with a status of completed – case closed. This is further evaluated in Chapter 4-7 *Hazards and Hazardous Materials* of the Draft EIR.

Public Review and Document Availability

The 45-day public review period for the Draft EIR is from **August 11, 2023, to September 25, 2023**. The Draft EIR will be available for review electronically on the City's website:

https://www.cityofsancarlos.org/business_detail_T10_R80.php

Written comments on the Draft EIR should be sent, no later than September 25, 2023, at 5:00 p.m., to:

Lisa Costa Sanders, Principal Planner
ATTN: 501 Industrial Road - Hotel Indigo Development
City of San Carlos
600 Elm Street, San Carlos, CA 94070-3085

Or, via email with the subject line “**501 Industrial Road - Hotel Indigo Development**” to:
lcostasanders@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 #2022010033) for the Hotel Indigo Development EIR on January 3, 2022. The scoping period for this Draft EIR was between January 8 and February 3, 2022, during which interested agencies and the public could submit comments about the proposed project. 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 a hearing to request comments on the Draft EIR. The hearing is scheduled for **August 21, 2023 at 7:00pm**. The hearing will be held as part of the Planning Commission meeting in the City Hall Council Chambers, 600 Elm Street in San Carlos. Information on this hearing can be found at https://www.cityofsancarlos.org/city_hall/public_meetings.php_after_5:00 pm on August 17, 2023.

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 City Council, 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

Figure 2: Proposed Site Plan