

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

2019049065

Governor's Office of Planning & Research

APR 11 2019

STATE CLEARINGHOUSE

NOTICE OF PREPARATION (NOP)

TO: State Clearinghouse (via Certified Mail)
Affected Agencies (via Certified Mail)
Property Owners within 1000 Feet of the Affected Property (via US Mail)
Interested Organizations and Persons (via US Mail)

FROM: City of Foster City

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for a New Hotel Project

LEAD AGENCY: City of Foster City
610 Foster City Boulevard
Foster City, CA 94404
(650) 286-3232

CONTACT: Timothy Maier, AICP
Associate Planner
tmaier@fostercity.org
(650) 286-3237

Notice is hereby given that the City of Foster City will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project described below. We are requesting comments on the scope and content of this EIR. The City will use the EIR prepared for this project when considering approval of the project. A description of the proposed project, its location, and the probable environmental effects are provided in the attached materials. Please provide comments on the scope of this EIR to Timothy Maier, Associate Planner, by May 10, 2019, at the address shown above.

Further notice is hereby given that, pursuant to Section 15082 of the CEQA Guidelines, a Public Scoping Session will be held to accept comments from Responsible Agencies and the public about the scope of the EIR on **April 18, 2019 at 7:00 pm, in the City Council Chambers at 620 Foster City Boulevard.**

Project Title: New Hotel Project

Project Applicant: MPQ Foster City Metro Center LLC

Project Location and Vicinity:

The approximately 1.36-acre project site, located at the southwest corner of Metro Center Boulevard and Shell Boulevard, is bounded by Costco Wholesale and State Route 92 (CA-92) to the northwest; the Visa office building and structured parking to the southwest; Cityhomes East multifamily development (townhomes) complex to the southeast; and the Metro retail center and Courtyard by Marriott hotel to the northeast. APN: 094-522-350 (see Figure 1, Project Location Map).

DATE: 4/8/19

SIGNATURE:



Marlene Subhashini, Acting Community Development Director

Attachments:

- Figure 1 – Project Location Map
- Figure 2 – Conceptual Site Plan

Project Description:

The proposed project includes development of an approximately 77,479 square-foot, six-story hotel on a vacant, approximately 59,327-square-foot (1.36-acre) lot. The hotel would feature 155 guest rooms, a restaurant, meeting space, and a rooftop terrace bar, in addition to several features generally associated with limited-service (short-stay) hotels, including a fitness center, lobby lounge, and a guest laundry room (see Figure 2, Conceptual Site Plan). A two-story parking garage at the site would provide approximately 90 to 100 parking stalls, and auto access to the site would be provided via driveways from Shell Boulevard and Metro Center Boulevard. The project site is not included in the Hazardous Waste and Substances Sites (Cortese) List.

Requested Approvals:

The current General Plan designation for the site is Town Center Commercial, and the current zoning designation is General Business/Planned Development (C-2/PD). The project will require the following discretionary approvals:

- An Environmental Assessment in accordance with the California Environmental Quality Act to analyze the impacts of the project
- General Development Plan (GDP)/Rezoning, to amend the C-2/PD district with a maximum of 359,300 square feet of retail commercial and one, 147-room courtyard-style hotel to include the proposed second hotel with 155 rooms
- Specific Development Plan/Use Permit to allow design review concurrent with the General Development Plan/Rezoning

Probable Environment Effects:

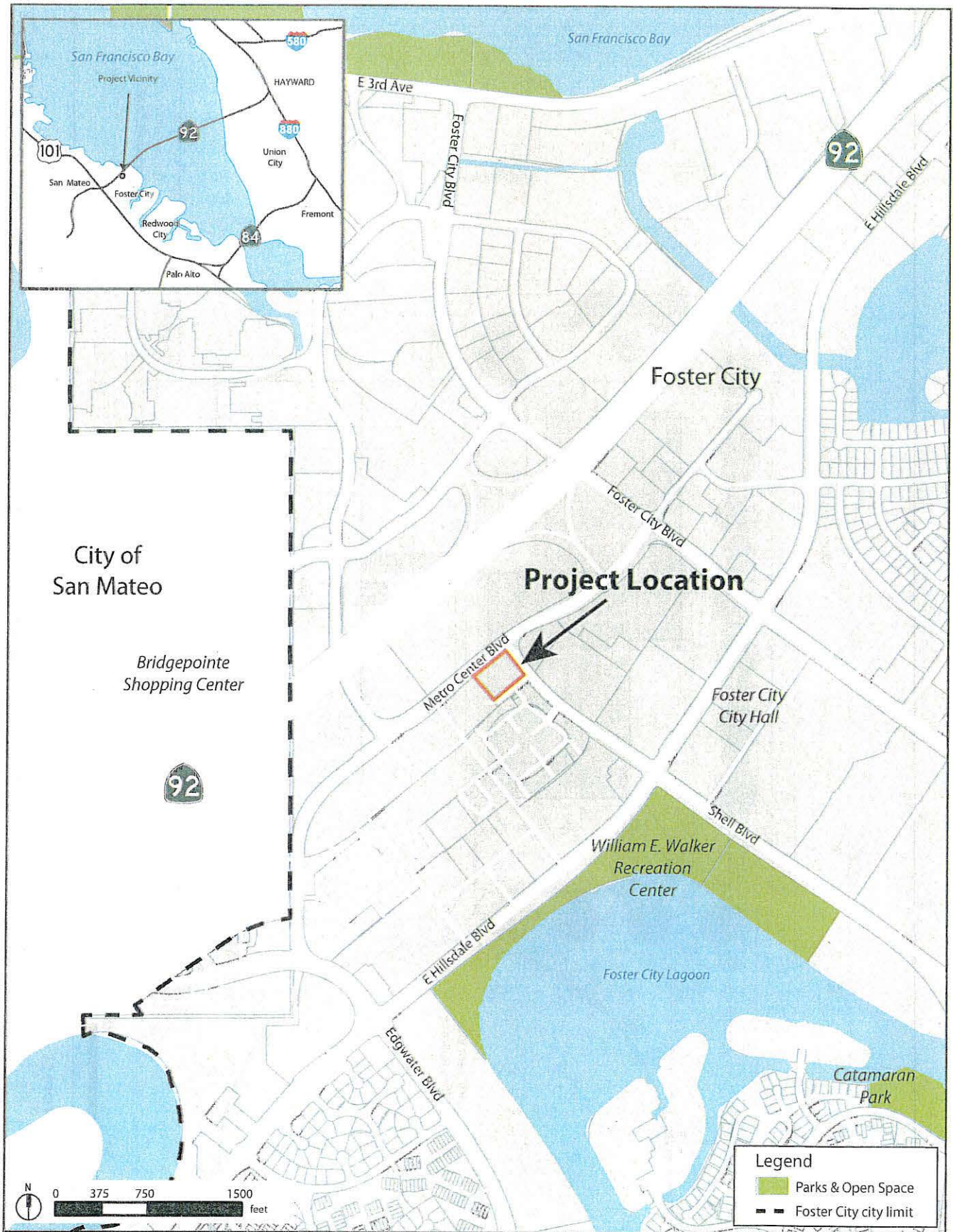
The EIR for this project is anticipated to examine the following probable environmental effects of the project:

- Aesthetics, Shade, and Shadow
- Air Quality
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning Policy
- Noise and Vibration
- Public Services and Utilities
- Transportation and Traffic

Topics that are not anticipated to be significant and, after review, may be excluded from a detailed analysis in the EIR include: Agriculture and Forest Resources; Biological Resources, Cultural Resources, Mineral Resources, Population and Housing, and Recreation.

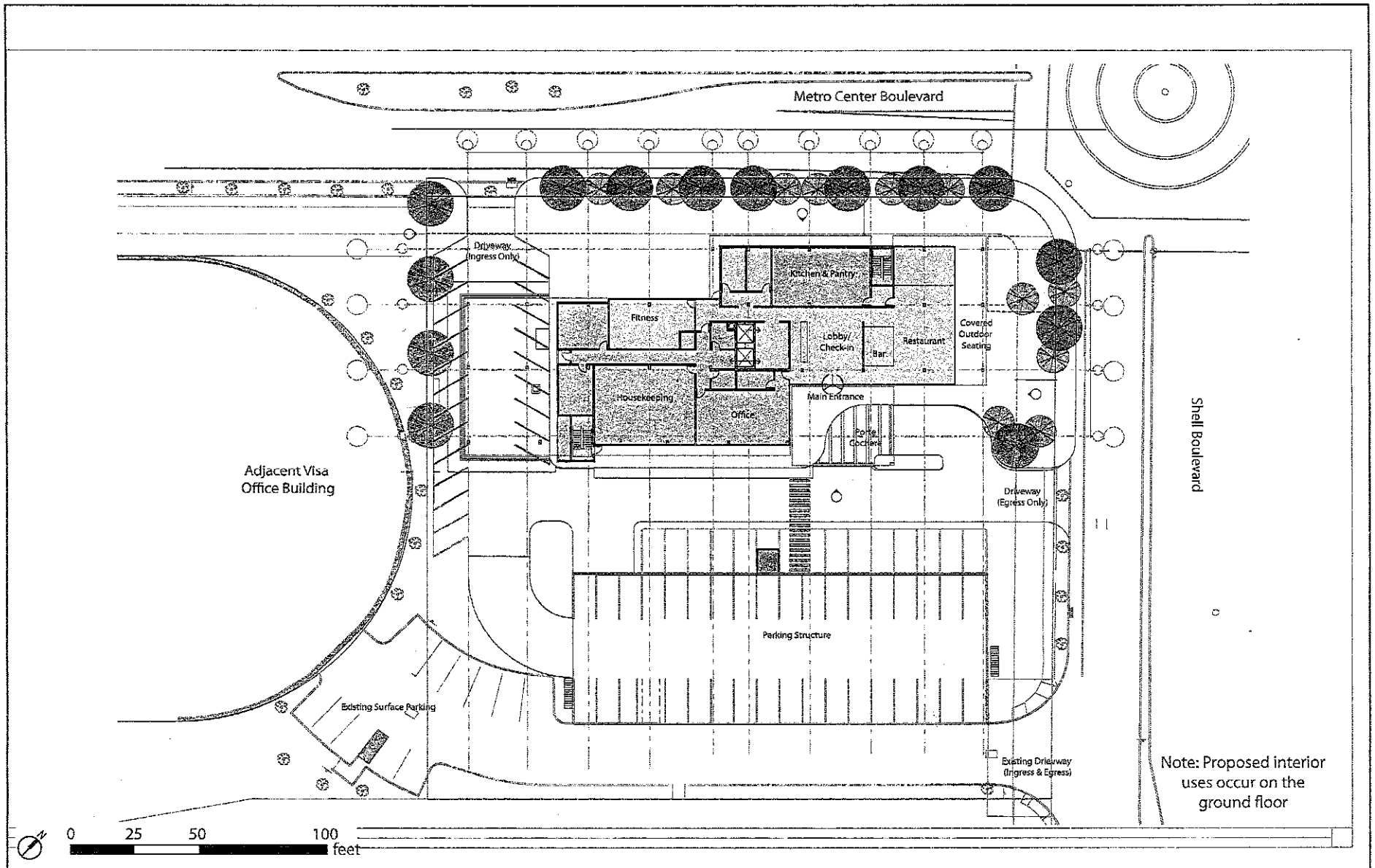
The level of analysis for these subject areas may be refined or additional subject areas may be analyzed based on further study, responses to this NOP and/or refinements to the project that may occur subsequent to the publication of this NOP. In addition, the EIR will include an analysis of the project's consistency with relevant City and regional planning policies, as well as potential alternatives to the proposed project.





Metro Center Hotel Project - Notice of Preparation

Figure 1
Project Vicinity and Location



Metro Center Hotel Project - Notice of Preparation

Source: Stanton Architecture, 2019.

Figure 2
Conceptual Site Plan