



*City of Foster City*

**ESTERO MUNICIPAL IMPROVEMENT DISTRICT**

610 FOSTER CITY BOULEVARD  
FOSTER CITY, CA 94404-2222

**APPENDIX I  
CITY OF FOSTER CITY/ESTERO MUNICIPAL IMPROVEMENT DISTRICT  
ENVIRONMENTAL GUIDELINES**

**Notice of Determination**

To:  Office of Planning and Research  
P.O. Box 3044, 1400 Tenth St., Room 222  
Sacramento, CA 95812-3044

From: City of Foster City/Estero Municipal  
Improvement District  
610 Foster City Boulevard  
Foster City, CA 94404  
(650) 286-3225

County Clerk  
County of San Mateo  
555 County Center, 1st Floor  
Redwood City, CA 94063

Lead Agency (if different from above)

Address: \_\_\_\_\_

Contact: \_\_\_\_\_

Phone: \_\_\_\_\_

**Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number for New Hotel in Metro Center General Development Plan Area  
Environmental Impact Report (EIR): **2019049065**

**Project Title:** New Hotel in Metro Center General Development Plan Area Environmental Impact Report  
and Rezoning/General Development Plan

**Project Applicant:** MPQ Foster City Metro Center LLC

**Project Location (include county):** Approximately 1.36-acre vacant lot at the southwest corner of Metro  
Center Blvd and Shell Blvd, Foster City, San Mateo County

APN: 094-522-350

**Project Description:** The project includes development of a new, 89-foot-tall, seven-story hotel with  
ground floor parking garage and on-site surface parking stalls. The hotel features up to 156 guest rooms;  
a limited-service restaurant; a rooftop deck; and other employee and visitor amenities totaling  
approximately 83,190 square feet. The parking garage and surface parking lot would accommodate 141  
parking stalls.

At the City Council meeting on July 19, 2021 the City Council took the following actions:

- 1) Certified the New Hotel in Metro Center General Development Plan Area Final Environmental Impact Report (SCH: 2019049065).
- 2) Approved the CEQA Findings and adopted the Standard Conditions of Approval and Mitigation Monitoring and Reporting Program (SCAMMRP) for the project, finding that the environmental documents adequately analyze and address the potential for environmental impacts associated with the proposed project.
- 3) Introduced the ordinance to approving a General Development Plan Amendment/Rezoning to revise the previously-approved Metro Center General Development Plan to allow up to two (2) hotels with a total of approximately 298 guest rooms, including a seven (7)-story, approximately 89'-0"-tall, ± 83,187 square-foot limited service hotel with 151 guest rooms.

At the Planning Commission meeting on June 17, 2021 the Planning Commission took the following actions:

- 4) Recommended to the City Council adoption of the CEQA Findings and Standard Conditions of Approval and Mitigation Monitoring and Reporting Program (SCAMMRP) for the project, finding that the environmental documents adequately analyze and address the potential for environmental impacts associated with the proposed project.
- 5) Recommended to the City Council Rezoning to amend the Metro Center General Development Plan to allow an additional hotel with approximately 151 guest rooms.
- 6) Approved with Conditions a Specific Development Plan/Use Permit for construction of an approximately 83,187 square-foot, seven-story limited-service hotel with 151 guest rooms and associated site improvements at the vacant lot located at the southwest corner of Metro Center Boulevard and Shell Boulevard.

This is to advise that the City of Foster City, acting as a  Lead Agency or  Responsible Agency, has approved the above described project on July 22, 2021 and has made the following determinations regarding the above described project:

1. The project [  will  will not ] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not ] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not ] adopted for this project.
5. A Statement of Overriding Considerations [ was  was not ] adopted for this project.
6. Findings [ were  were not ] made for the project pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at the Community Development Department, City Hall, 610 Foster City Boulevard, Foster City, CA 94404.

*Marlene Subhashini*

Marlene Subhashini (Jul 22, 2021 09:35 PDT)

Signature (Public Agency): \_\_\_\_\_ Title: Community Development Director

Date: July 22, 2021 Date Received for filing at OPR: \_\_\_\_\_