



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

NOTICE OF PREPARATION (NOP)

TO: State Clearinghouse
Affected Agencies
Property Owners within 1,000 Feet of the Affected Property
Interested Organizations and Persons

FROM: City of Foster City

Subject: **Notice of Preparation of an Environmental Impact Report for the 388 Vintage Park Drive Project**

Lead Agency: **City of Foster City**
610 Foster City Boulevard
Foster City, CA 94404
(650) 286-3244

Contact: **Sofia Mangalam**
Planning Manager
smangalam@fostercity.org
(650) 286-3244

Notice is hereby given that the City of Foster City (City) will be the Lead Agency and will prepare a focused Environmental Impact Report (EIR) for the proposed 388 Vintage Park Drive Project (project), pursuant to the California Environmental Quality Act (CEQA). We are requesting comments on the scope and content of the EIR. The City will use the EIR to be prepared for the proposed 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 Sofia Mangalam, Planning Manager, by **5:00 p.m. on August 19, 2021**, 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 before the Planning Commission to accept comments from Responsible Agencies and the public regarding the scope of the EIR on **August 12, 2021**, at **7:00 p.m.** In response to the ongoing COVID-19 pandemic, the Planning Commission meeting will be held remotely via Zoom, which can be accessed at: www.fostercity.org/agendasandminutes.

PROJECT TITLE: 388 Vintage Park Drive Project

PROJECT APPLICANT: W-SW 388 Owner IX, L.P. c/o SteelWave CDS, LLC (a Joint Venture by SteelWave and Helios Real Estate Partners)

PROJECT LOCATION AND EXISTING CONDITIONS: The project site is located north of State Route (SR 92) in the Vintage Park neighborhood in the City of Foster City, San Mateo County, as shown in Figure 1. The approximately 2.2-acre project site is located at 388 Vintage Park Drive (Assessor's Parcel Number [APN]: 094-901-270) and is generally surrounded by a mix of uses, consisting of mostly new construction. The project site is bordered to the north by a commercial building, to the east by Vintage Park Drive, to the south by a small park owned by the Vintage Park Community Association (VPCA), and to the west by The Home Depot.

The generally-level project site is currently developed with a single-story approximately 10,120-square-foot vacant commercial building. The existing building was constructed in approximately 1990 and was previously occupied by a restaurant (El Torito) until November 2018. A total of 178 surface parking spaces are provided across the project site. Vegetation on the site consists of small landscaped areas along the eastern border of the project site and approximately 55 mature trees throughout the site.

PROJECT DESCRIPTION: The proposed project would result in the demolition of the existing commercial building and construction of an approximately 95,931-square-foot, four-story (68-foot-tall, excluding a mechanical penthouse and associated equipment that would reach 80 feet) "B occupancy" research and development (R&D) office building including a ground-level parking garage with approximately 180 vehicle parking spaces, as well as associated open space, circulation and parking, and infrastructure improvements, as shown in Figure 2.

The proposed building would be located in the center of the project site. The second and third floors of the proposed building would each be approximately 33,000 square feet in size, while the fourth floor would be approximately 27,000 square feet. Approximately 50 percent of the building would be occupied by laboratory space and 50 percent would be occupied by office space, distributed evenly throughout each floor. The mechanical penthouse would occupy approximately 20,000 square feet on the rooftop. It is anticipated that approximately 213 employees would be accommodated on the project site. A total of approximately 28,000 square feet of open space would be provided across the entire project site, including common ground floor open space, and an approximately 6,000-square-foot rooftop terrace on the fourth level.

PROJECT APPROVALS: The project site is designated Research/Office Park in the City's General Plan and is within the Commercial Mix District/Planned Development Combining District (C-M/PD). The project site is also part of the Vintage Park General Development Plan, which designates the site for restaurant use. The following City discretionary approvals would be required prior to development at the project site:

- Environmental Assessment
- General Development Plan Amendment/Rezoning
- Specific Development Plan/Use Permit
- Use Permit Modification (Amendments to Vintage Park Design Guidelines)
- Encroachment Permit

- Transportation Permit

PROBABLE ENVIRONMENTAL EFFECTS: An Initial Study has been prepared and is available online at: www.fostercity.org/commdev/project/388-vintage-park-drive-ea2021-0001-rz2021-0003-up2021-0023-up2021-0024. Due to the ongoing COVID-19 pandemic, paper copies are not currently available for review. If you require additional assistance, please contact Sofia Mangalam at the address shown above. Based on the findings of the Initial Study, the EIR for this project is anticipated to examine the following probable environmental effects of the proposed project:

- Aesthetics
- Air Quality;
- Greenhouse Gas Emissions;
- Hazards and Hazardous Materials;
- Land Use and Planning;
- Noise;
- Public Services (fire and police);
- Transportation; and
- Utilities and Service Systems

Based on the conclusions in the Initial Study, the following topics will be scoped out of the EIR: agriculture and forestry resources; biological resources; cultural resources; energy; geology and soils; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; mineral resources; public services (schools and other services); recreation; and wildfire. The Initial Study determined that there would be no impact to these topic areas or that impacts would be less than significant.

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 proposed 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.

Sofia Mangalam
Sofia Mangalam (Jul 15, 2021 07:17 PDT)

Sofia Mangalam, Planning Manager

July 21, 2021

Attachments: Figure 1: Project Location and Regional Vicinity Map
Figure 2: Proposed Conceptual Site Plan



LSA

LEGEND

Project Site Boundary



0 500 1000
FEET

SOURCE: ESRI World Map (06/19).

I:\CFS2101\GIS\Maps\Figure 1-1_Project Location and Regional Vicinity Map.mxd (6/14/2021)

FIGURE 1

388 Vintage Park Drive Project NOP
Project Location and Regional Vicinity Map

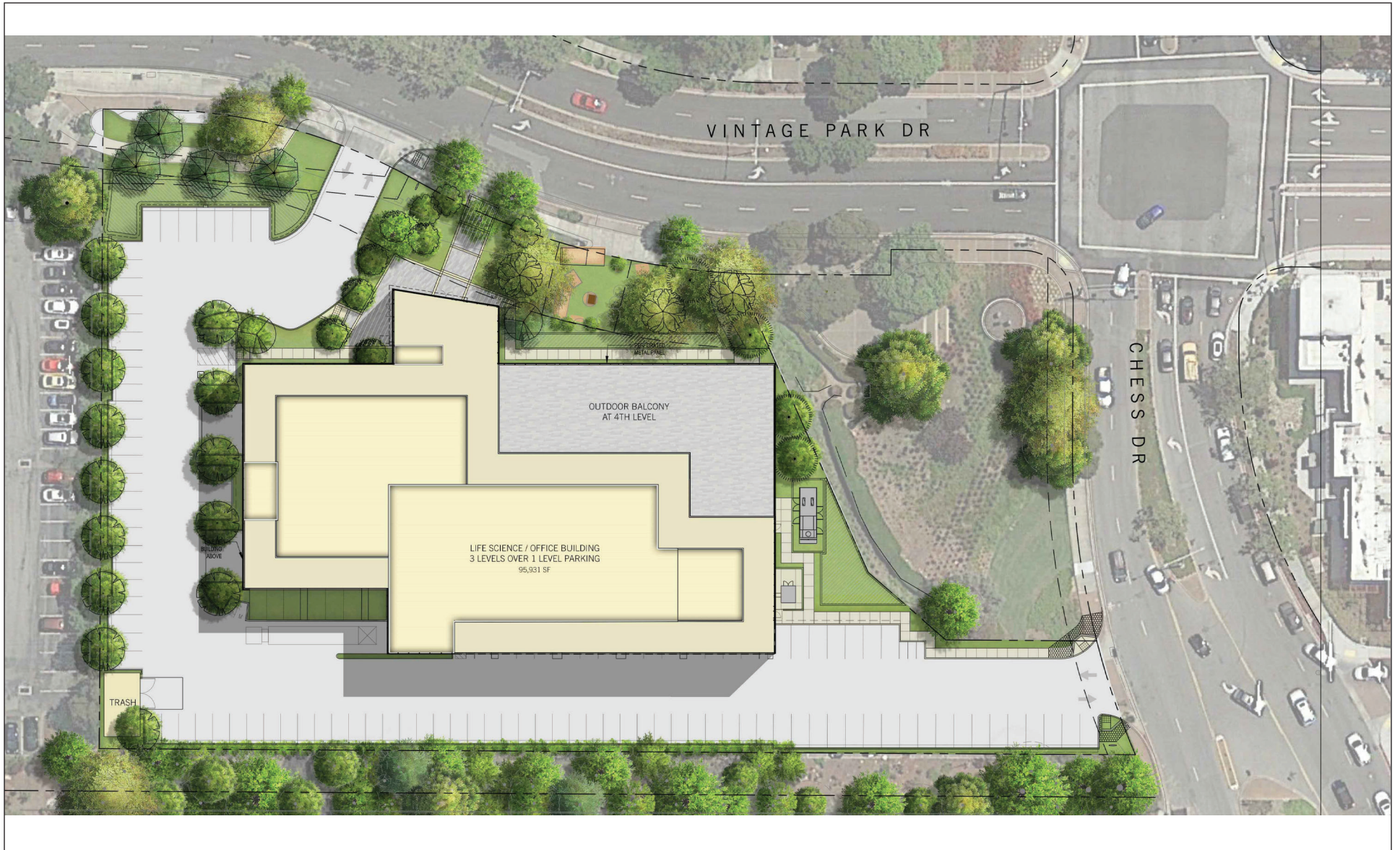
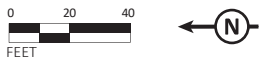


FIGURE 2

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 Project Boundary



388 Vintage Park Drive Project NOP
Proposed Conceptual Site Plan

SOURCES: DES; HELIOS; STEELWAVE, April 18, 2021

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