

NOTICE OF AVAILABILITY (NOA)
CITY OF FOSTER CITY
PROPOSED RESEARCH & DEVELOPMENT BUILDING AT 388 VINTAGE PARK DRIVE
DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) AND
PLANNING COMMISSION PUBLIC HEARING – JANUARY 25, 2022
STATE CLEARING HOUSE #2021070398

To: State Clearinghouse
Affected Agencies
Property Owners within 500 Feet of the Affected Property
Interested Organizations and Persons

From: City of Foster City, Planning/Code Enforcement and Building Division

Subject: **Notice of Availability of a Draft 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: **Shannon Allen**
Principal Planner/Contract Planner
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(650) 286-3219

NOTICE IS HEREBY GIVEN that the City of Foster City (City), as the lead agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (DEIR) for the proposed 388 Vintage Park Drive Project (proposed project) in the Vintage Park General Development Plan (GDP) area.

PUBLIC REVIEW TIMELINE: In accordance with Section 15087 of the CEQA Guidelines, the City has prepared this Notice of Availability (NOA) to invite agencies, organizations, and interested parties to provide comments on the DEIR. The public review period for the DEIR begins December 17, 2021, and ends January 31, 2022. The City must receive all written comments regarding the adequacy of the DEIR within this time period. Please provide written comments to Shannon Allen, Principal Planner/Contract Planner, post-marked by January 31 or by email by **5:00 p.m. on January 31, 2022**, at the address shown above, with “388 Vintage Park Drive Project EIR” as the subject. Public agencies that provide comments are asked to include a contact person for the agency.

PUBLIC HEARING: Further notice is hereby given that comments on the DEIR will be accepted as part of the Planning Commission meeting tentatively scheduled on **January 25, 2022, at 7:00 p.m.** In response to the ongoing COVID-19 pandemic, the Planning Commission meeting will be held in-person at Foster City Council Chambers located at 620 Foster City Blvd, Foster City, as well as remotely via Zoom, which can be accessed at: www.fostercity.org/agendasandminutes.

DOCUMENT AVAILABILITY: Copies of the DEIR are available for review Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., at City Hall, Community Development Department, 610 Foster City Boulevard, Foster City, CA, 94404, except on specified holidays. The DEIR is also available at the Foster City Public Library, at 1000 East Hillside Boulevard, and online, at: [388 Vintage Park Drive Project Page](https://www.fostercity.org/search/Community%20Development%20Major%20Projects%20or%20388%20Vintage%20Park%20Drive) [https://www.fostercity.org/ search Community Development Major Projects or 388 Vintage Park Drive]

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. 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. 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 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 the El Torito restaurant 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 120,164-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 210 vehicle parking spaces, as well as associated open space, circulation and parking, and site improvements.

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. A total of 95,931 square feet of R&D space is proposed, approximately 50 percent of which would be laboratory space and 50 percent would be 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

RESPONSIBLE AGENCIES: The City requests the following agencies review the analysis within the DEIR regarding information relevant to your agency's statutory responsibilities in connection with the

proposed project, pursuant to CEQA Guidelines Section 15086. Your agency may need to use the EIR prepared by the City when considering any permits or other approvals that your agency must issue for the proposed project.

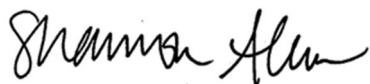
- California Department of Transportation
- California Regional Water Quality Control Board
- Bay Area Air Quality Management District
- City/County Association of Governments
- San Mateo County Transportation Authority
- San Mateo County Environmental Health Division
- City of San Mateo

INTRODUCTION TO EIR: An Initial Study for the project, which is also available for review online at: [388 Vintage Park Drive Project Page](#), was prepared to evaluate the potential environmental impacts of the proposed project and determine the appropriate level of additional environmental review, and was released on July 21, 2021, with a public review period from July 21, 2021 through August 19, 2021. Based on the findings of the Initial Study, a Draft EIR was prepared to address potential physical environmental effects of the proposed project for the following topics: Land Use and Planning, Aesthetics, Transportation, Air Quality, Greenhouse Gas Emissions, Noise, Hazards and Hazardous Materials, Public Services, and Utilities and Service Systems.

SIGNIFICANT ANTICIPATED ENVIRONMENTAL EFFECTS: The Draft EIR does not identify any significant and unavoidable environmental impacts from the proposed project. The proposed project would result in potentially significant impacts related to Transportation and Noise, but these impacts would be reduced to a less than significant level with implementation of identified mitigation measures. Impacts related to all other topics would be less than significant.

HAZARDS MATERIALS AND HAZARDOUS WASTE SITES: The project site is not located on any list of hazardous materials waste sites compiled pursuant to Section 65962.5 of the Government Code.

EIR PROCESS: In accordance with CEQA Guidelines Section 15105(a), the Draft EIR will be available for public review and comment for a 45-day review period. Following the close of the public review period on January 31, 2022, the City will prepare a Final EIR, which will include responses to all substantive comments received on the Draft EIR. The Draft EIR and Final EIR will be considered by the Planning Commission and the City Council in making the decision to certify the EIR and final actions on the project.



Shannon Allen, AICP, Principal Planner/Contract Planner
City of Foster City

December 17, 2021

Attached: Project Location and Regional Vicinity Map



LSA

LEGEND

Project Site Boundary



SOURCE: ESRI World Map (06/19).

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388 Vintage Park Drive Project
Project Location and Regional Vicinity Map