

NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL

Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery /Street Address: 1400 Tenth Street, Room 222, Sacramento, CA 95812

SCH # 2021070398

Project Title: 388 Vintage Park Drive Project

Lead Agency: City of Foster City Contact Person: Shannon Allen, Principal/Contract Planner
Mailing Address: 610 Foster City Boulevard Phone: 650-286-3219
City: Foster City Zip: 94404 County: San Mateo

Project Location: County: San Mateo City/Nearest Community: Foster City
Cross Streets: Vintage Park Drive/Chess Drive Zip Code: 94404
Lat./Long.: 37 ° 33 ' 48.2 " N/ 122 ° 16 ' 44.3 " W Total Acres: 2.2
Assessor's Parcel No. 094-901-270 Section: Twp: Range: Base:
Within 2 Miles: State Highway No. US 101, SR 92 Waterways San Francisco Bay, Seal Slough, Central Lake
Airports N/A Railways UPRR Schools Several

Document Type

CEQA [] NOP [x] Draft EIR NEPA [] NOI Other [] Joint Document
[] Early Cons [] Supplement /Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.): [] Draft EIS [] Other:
[] Mit Neg Dec Other: [] FONSI

Local Action Type

[] General Plan Update [] Specific Plan [x] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [x] Planned Development [x] Use Permit [] Coastal Permit
[] Community Plan [x] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type

[] Residential: Units: Acres: Water Facilities: Type: MGD:
[] Office: Sq. ft. Acres: Employees: Transportation: Type:
[x] Commercial: Sq. ft. 95,931 Acres: Employees: 213 Mining: Mineral:
[] Industrial: Sq. ft. Acres: Employees: Power: Type: MW:
[] Educational: Waste Treatment: Type: MGD
[] Recreational: Hazardous Waste: Type:
[] Other:

Project Issues That May Have A Significant Or Potentially Significant Impact:

[x] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Floodplain/Flooding [] Schools/Universities [] Water Quality
[x] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [x] Water Supply/Groundwater
[] Archaeological/Historical [] Geologic/Seismic [x] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Wildlife
[] Coastal Zone [x] Noise [] Solid Waste [] Growth Inducement
[] Drainage/Absorption [] Population/Housing Balance [x] Toxic/Hazardous [x] Land Use
[] Economic/Jobs [] Public Services/Facilities [x] Traffic/Circulation [] Cumulative Effects
[x] Other: Greenhouse Gas Emissions

PRESENT LAND USE/ZONING/GENERAL PLAN USE DESIGNATION:

Present Land Use: Single-story commercial building
Zoning: Commercial Mix District/Planned Development Combining District (C-M/PD)
General Plan Use Designation: Research/Office Park

PROJECT DESCRIPTION:

The proposed project would result in the demolition of an existing commercial building and construction of an approximately 120,164-square-foot, four-story (68-foot-tall) "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 infrastructure improvements. The proposed building would be located in the center of the project site. 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. 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.

NOTE: Clearinghouse will assign identification numbers for all new projects. If an SCH number already exists for a project (e.g., Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X."
If you have already sent your document to the agency, please denote that with an "S."

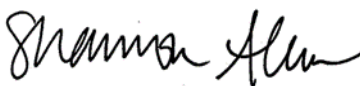
- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 4 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 2 |
| <input checked="" type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower Los Angeles River & Mountains Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Wildlife Region #3 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date: December 17, 2021 Ending Date: January 31, 2022

Lead Agency (Complete if Applicable)

Consulting Firm: <u>LSA Associates, Inc.</u>	Applicant: <u>W-SW 388 Owner IX, L.P. c/o SteelWave CDS, LLC</u>
Address: <u>157 Park Place</u>	Address: <u>999 Baker Way, Suite 200</u>
City/State/ZIP: <u>Richmond, CA 94801</u>	City/State/ZIP: <u>Foster City, CA 94404</u>
Contact: <u>Theresa Wallace</u>	Contact: <u>Peter Banzhaf</u>
Phone: <u>510-236-6810</u>	Phone: <u>415-515-7506</u>

Signature of Lead Agency Representative:  Date: December 17, 2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.