

# City of Foster City

## ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD  
FOSTER CITY, CA 94404-2222  
(650) 286-3200  
FAX (650) 574-3483

### NOTICE OF PREPARATION (NOP)

---

**TO:** Affected Agencies (via Certified Mail)  
Property Owners within 500 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 Chess-Hatch Commercial/Industrial/Office Redevelopment Project**

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

**Contact:** **Whitney McNair, Consulting Planner**  
wmcnair@fostercity.org  
(408) 730-4106

**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 project, its location, and the probable environmental effects are provided in the attached materials. Comments on the scope should focus on the potential effects the project might have on the environment – the physical conditions including land, air, water, minerals, flora, fauna, noise and objects of historic or aesthetic significance. All comments regarding the design of the proposed buildings should be held for later meetings. Please provide comments on the scope of this EIR to **Whitney McNair, Consulting Planner**, by June 10, 2008, 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 **June 5, 2008 at 7:30 pm, in the City Council Chambers at 610 Foster City Boulevard.**

**Project Title:** **The Chess-Hatch Commercial/Industrial/Office Redevelopment Project**

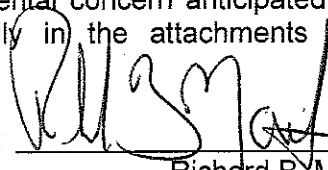
**Project Applicants:** Sares Regis Group of Northern California, Northwestern Mutual Life and Sea Cliff Properties.

**Project Location:** An ±11.89-acre site bounded by Chess Drive to the northwest, State Route 92 to the southeast, Foster City Boulevard to the southwest and the San Francisco Bay to the northeast. Figure 1 depicts the location of the project site.

**Project Description:** The proposed project would redevelop ±190,000 square feet of low-scale one and two story commercial/industrial buildings on ±11.89 acres with up to 800,000 square feet of office use in three (3) multi-story buildings served by a combination of at-grade parking lots and a large, shared parking structure. The proposed Master Plan will require the demolition of 11 existing one- and two-story buildings. The proposal includes a General Plan amendment to adopt the Chess Drive/Hatch Drive Commercial/Industrial area policies into the General Plan, a General Development Plan/Rezoning from M-1/PD, Light Industrial/Planned Development to CM/PD, Commercial Mix/Planned Development District and a Development Agreement. The major components of

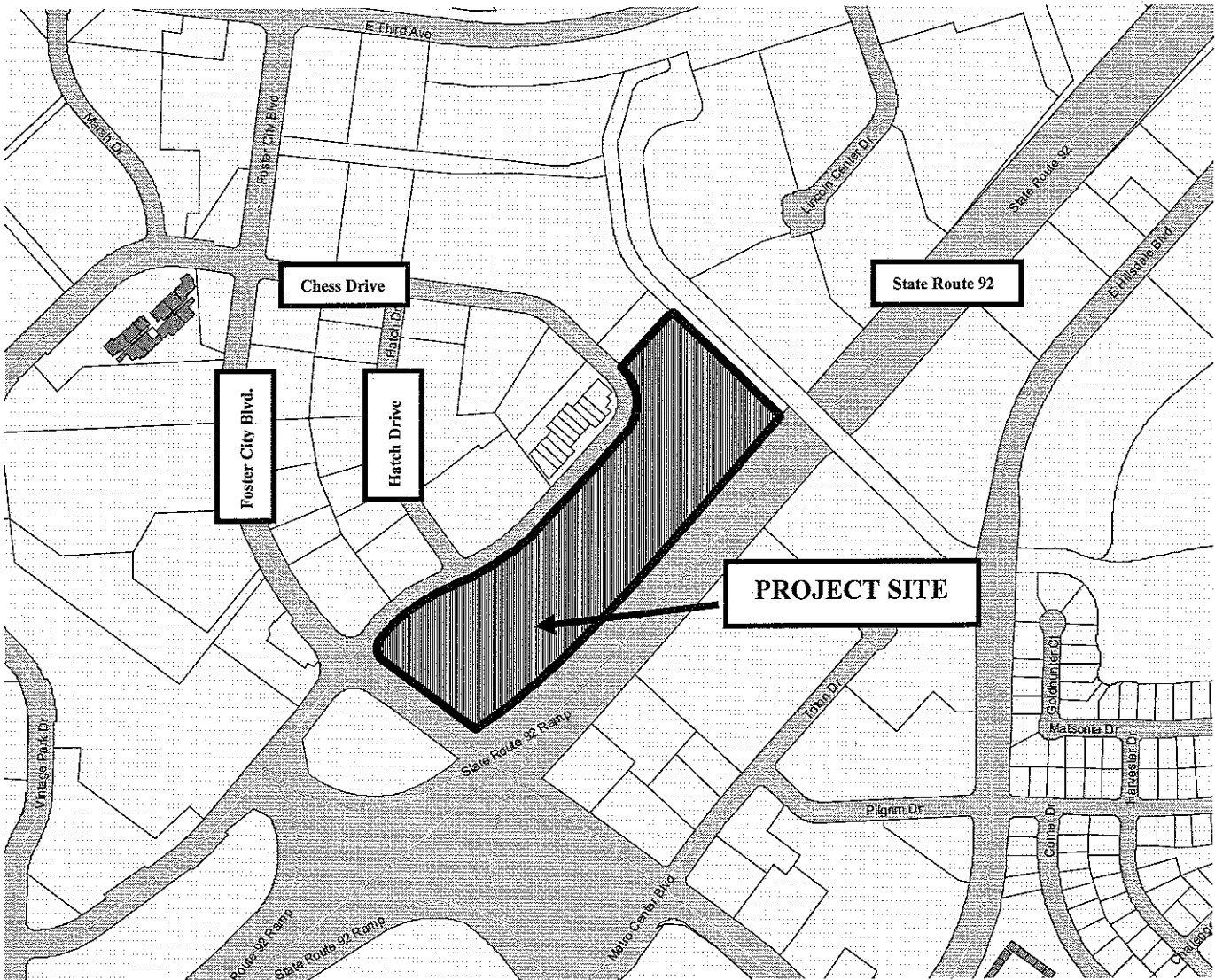
the project and areas of environmental concern anticipated to be analyzed in the EIR are described more fully in the attachments to this Notice of Preparation.

DATE: 05/08/08

SIGNATURE:   
Richard B. Marks  
Community Development Director

Attachments:  
Figure 1 – Project Vicinity Map and Project Site  
Project Description and Probable Environmental Effects

Figure 1 – Project Vicinity Map and Project Site



## CHESSE-HATCH COMMERCIAL/INDUSTRIAL/OFFICE REDEVELOPMENT PROJECT DESCRIPTION

---

A brief description of the proposed project is provided below.

**Site Development.** The proposed project would redevelop ±11.89 acres of low-scale one- and two-story industrial/office buildings. The General Plan Amendment, General Development Plan/Rezoning and, Development Agreement for the Chess/Hatch Commercial/Industrial/Office Redevelopment Project consists of the following components:

- A. Adoption of the Chess Drive/Hatch Drive Commercial/Industrial area policies into the General Plan.
- B. General Development Plan/Rezoning from M-1/PD (Light Industrial/Planned Development) District to CM/PD (Commercial Mix/Planned Development) District.
- C. Redevelopment of ±190,000 square feet of low-scale one and two story commercial/industrial buildings on ±11.89 acres with up to 800,000 square feet of office use in three (3) multi-story buildings up to 10 stories in height above four levels of parking served by a combination of at-grade parking lots and a large, shared parking structure.
- D. The proposed Master Plan will require the demolition of 11 existing 1 and 2 story buildings.

**Required Approvals.** Currently submitted applications include a General Plan Amendment to adopt the Chess Drive/Hatch Drive General Plan Policies tentatively endorsed in Minute Order 970; Rezoning from M-1/PD (Light Industrial/Planned Development) District to with CM/PD (Commercial Mix/Planned Development) with a General Development Plan; and a Development Agreement to include terms affecting the development, use, improvements required, payment of various fees and other terms. Subsequent applications would include Specific Development Plan/Use Permit for the site plan, landscape plan and architecture and a Tentative Map for subdivision of the property or adjustment of parcel lines.

## POTENTIAL ENVIRONMENTAL EFFECTS

---

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

- Land Use
- Visual
- Geology, Soils and Seismicity
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Traffic
- Project On-Site Circulation
- Project On-Site Pedestrian Circulation
- Public Transportation Services
- On-Site Parking
- Air Quality
- Public Services and Utilities
- Cultural Resources

Topics that are not anticipated to be significant and, after review, may be excluded from a detailed analysis in the EIR include: Biological Resources, Historic Resources, Agricultural Resources and Mineral Resources.

The level of analysis for these subject areas may be refined or additional subject areas may be analyzed based on 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.