



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print

Save

RECEIPT NUMBER:

41-12032025-0001

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

|                               |                   |                 |
|-------------------------------|-------------------|-----------------|
| LEAD AGENCY                   | LEAD AGENCY EMAIL | DATE            |
| CITY OF FOSTER CITY/ EMID     |                   | 12/03/2025      |
| COUNTY/STATE AGENCY OF FILING |                   | DOCUMENT NUMBER |
| SAN MATEO COUNTY              |                   | 129375          |
| PROJECT TITLE                 |                   |                 |

CHESS HATCH MASTER PLAN AND REDEVELOPMENT

|                                                                   |                         |              |
|-------------------------------------------------------------------|-------------------------|--------------|
| PROJECT APPLICANT NAME                                            | PROJECT APPLICANT EMAIL | PHONE NUMBER |
| GILEAD SCIENCES (ATTN: TURNER CONSTRUCTION COMPANY - EVAN WALKER) |                         |              |
| PROJECT APPLICANT ADDRESS                                         | CITY                    | STATE        |
|                                                                   |                         | ZIP CODE     |

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR) \$ 4,123.50 \$ \_\_\_\_\_  
☐ Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ \_\_\_\_\_  
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ \_\_\_\_\_

☐ Exempt from fee

☐ Notice of Exemption (attach)  
☐ CDFW No Effect Determination (attach)

☒ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ \_\_\_\_\_  
☒ County documentary handling fee \$ 50.00 \$ 50.00  
☐ Other \$ \_\_\_\_\_

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other

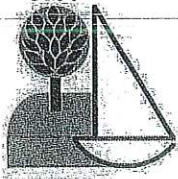
TOTAL RECEIVED \$ 50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Henry Salgado Deputy Clerk



*City of Foster City*

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD  
FOSTER CITY, CA 94404-2222

FILED ENDORSED  
IN THE OFFICE OF THE  
COUNTY CLERK RECORDER  
SAN MATEO COUNTY CALIF

DEC 03 2025

MARK CHURCH, County Clerk  
By Henry Salgado  
Deputy Clerk

## CITY OF FOSTER CITY/ESTERO MUNICIPAL IMPROVEMENT DISTRICT

### Notice of Determination

To: ☒ Land Use and Climate Innovation  
P.O. Box 3044, 1400 Tenth Street, Room 121  
Sacramento, CA 95814

☒ County Clerk  
County of San Mateo  
Special Services Section  
555 County Center  
Redwood, City, CA 94063-1665

From: City of Foster City/EMID  
610 Foster City Boulevard  
Foster City, CA 94404  
(650) 286-3225

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

State Clearinghouse Number: SCH # 2008122065

Project Title: Chess Hatch Master Plan and Redevelopment

Project Applicant: Gilead Sciences (ATTN: Turner Construction Company – Evan Walker)

Project Location (include county): Approximately 8.75 acres of the 11.89-acre Chess Hatch Master Plan site, bounded by Chess Drive to the north, Foster City Lagoon to the east, Foster City Boulevard to the west and State Route (SR) 92 to the south, City of Foster City, San Mateo County. Specifically, 1155, 1157, 1159, 1161, 1163, 1165, 1167, and 1169 Chess Drive.

Project Description: The Project Applicant is seeking a demolition permit for the demolition of eight (8) buildings within the Project location site. Pursuant to the California Environmental Quality Act (CEQA) Guidelines §15162, the City of Foster City has reviewed the applications for demolition permits of eight buildings located at 1155, 1157, 1159, 1161, 1163, 1165, 1167, and 1169 Chess Drive and the previously approved Chess-Hatch Master Plan Environmental Impact Report (State Clearinghouse No. 2008122065) (Chess-Hatch Master Plan EIR) and the subsequent 2014 Initial Study/Addendum (IS/Addendum) and determined that the proposed demolition scope was fully analyzed under the Chess-Hatch Master Plan EIR and the IS/Addendum. Furthermore, the currently proposed demolition scope does not constitute substantial changes nor is there any new information of substantial importance and does not meet conditions described in CEQA Guidelines §15162 calling for the preparation of a subsequent EIR.

The City of Foster City prepared the Chess-Hatch Master Plan EIR for the Chess Hatch Master Plan that analyzed the impacts of the Master Plan project and included mitigation measures to reduce some potentially significant impacts to a less-than-significant level. The Chess-Hatch Master Plan EIR analyzed, among other things, the demolition of eleven buildings on the full 11.89-acre site and development with 800,000 square feet of office uses, within which there could be up to 5,000 square feet of flexible space for retail uses and/or other amenities.

The IS/Addendum analyzed, among other things, the demolition of 146,000 square feet of commercial/industrial uses in nine (9) buildings.

This is to advise that the City of Foster City as Lead Agency has approved the above described project on November 3, 2025 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 Chess-Hatch Master Plan EIR with comments and responses, IS/Addendum 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.

Signature: \_\_\_\_\_

Chuck Venook  
Chief Building Official

Date: 12/3/25

Date received for filing at OPR: \_\_\_\_\_

County of San Mateo  
Clerk-Recorder  
Mark Church  
555 County Center  
Redwood City, CA 94063  
(650) 363-4500

Receipt No.: RPT20250070776

Finalization No.: 2025069592

Cashier: 14

Register: 022

Date/Time: 12/03/2025 04:37 PM

| Item                           | Title | Count    |
|--------------------------------|-------|----------|
| 1                              | EIR   | 1        |
| Fish & Game: Env Impact Report |       |          |
| Document No.:                  |       | 129375   |
| Filing Time:                   |       | 04:37 PM |
| Filing Total:                  |       | \$50.00  |
| Total Amount Due:              |       | \$50.00  |

Total Paid

Credit Card Tendered: \$50.00

#42788

Amount Due: \$0.00

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS

<https://www.smcacre.gov/>



12/03/2025 04:37 PM

SAN MATEO COUNTY RECORDER  
555 CTY CTR  
REDWOOD CITY, CA. 94063  
650-363-4500

**SALE  
DUPLICATE**

Clerk #: 000014

REF#: 00000002

Batch #: 847

12/03/25

16:29:48

APPR CODE: 042788

ENCRYPTED BY ELAVON

Trace: 2

VISA

Contactless

\*\*\*\*\*5058

\*\*/\*\*

**AMOUNT**

**\$50.00**

**APPROVED**

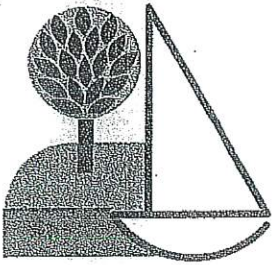
VISA CREDIT

AID: A0000000031010

TVR: 00 00 00 00 00

THANK YOU

CUSTOMER COPY



*City of Foster City*

**ESTERO MUNICIPAL IMPROVEMENT DISTRICT**

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

**FILED**

ENDORSED  
IN THE OFFICE OF THE  
COUNTY CLERK RECORDER OF  
SAN MATEO COUNTY, CALIF.

NOV 04 2009

WARREN SLOCUM, County Clerk  
By BESZ DE LA VEGA  
DEPUTY CLERK

**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/EMID  
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 Chess-Hatch Master Plan Project EIR: 2008122065**

**Project Title: Chess Hatch Master Plan Final EIR and General Plan Amendments.**

**Project Location (include county):** Approximately 11.89 acres, generally bounded by Chess Drive to the northwest, the Foster City Lagoon to the northeast, State Route 92 to the southeast, and Foster City Boulevard to the southwest, within the City of Foster City, San Mateo County.

1155-1157 and 1159-1191 Chess Drive. APNS: 094-010-100, 094-010-500, and 094-010-510.

**Project Description:** The Project includes a General Plan Amendment to create and apply to this site a new General Plan Land Use designation of "Chess/Hatch Office Research" and 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) with a General Development Plan and a Development Agreement to redevelop 190,000 square feet of low-scale one and two story commercial/industrial buildings on approximately 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 4 levels of parking served by a combination of at-grade parking lots and a shared parking structure.

At the City Council meeting on November 2, 2009 the City Council took three actions:

- 1) Certified the Chess-Hatch Master Plan Final Environmental Impact Report (SCH 2008122065) and adopted a mitigation monitoring and reporting program.
- 2) Approved a General Plan amendment changing the Land Use Plan designation of the subject site from Light Industrial to a new designation of Chess/Hatch Office Research and adopted the

Chess Drive/Hatch Drive Commercial/Industrial Area goals, policies and implementation measures.

- 3) Adopted Findings regarding significant environmental impacts associated with the proposed project, including a Statement of Overriding Considerations.

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 November 2, 2009 and has made the following determinations on November 2, 2009 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 (Pilgrim Triton Master Plan EIR).  
☐ 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.

Signature: \_\_\_\_\_

Richard B. Marks  
Community Development Director

Date: \_\_\_\_\_

11/04/09

Date received for filing at OPR: \_\_\_\_\_

SAN MATEO COUNTY  
ASSESSOR-COUNTY CLERK-RECORDER  
WARREN SLOCUM

555 COUNTY CENTER  
REDWOOD CITY, CA 94063

Finalization 2009068752  
11/04/2009 04:30pm  
021 026

Item Title

1 EIR  
Fish & Game: Env Impact Report  
1 EIRA  
EIR Administrative Fee  
Document ID Amount

DOC# 2009-000198 2818.25  
Time Recorded 04:30 pm

Total 2818.25

Payment Type Amount

Credit Card 2818.25

# 062986  
Amount Due 0.00

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
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