



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

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 for a Second Addendum to the Chess-Hatch Master Plan EIR (SCH#2008122065) in compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number: SCH # 2008122065

Project Title: Gilead Campus Expansion Master Plan Project (Chess Hatch)

Project Applicant: Gilead Sciences (ATTN: Chris Yee, Christopher.yee4@gilead.com; (925) 310-9010)

Assessor's Parcel Nos.: 094-010-100, 094-010-500, 094-010-510

Project Location (include county): 1155-1159, 1161-1169, and 1175-1191 Chess Drive, 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.

Project Description: The Project Applicant is seeking an amendment to the Chess-Hatch General Development Plan (GDP), a Specific Development Plan/ Use Permit to construct Phase 1 of the Project, a Vesting Tentative Parcel Map to move one parcel line, and a Parking Agreement to memorialize various requests related to parking. The Project consists of a new Research and Development (R&D) campus totaling up to 800,00 square feet (SF) on an approximately 11.87-acre site, constructed in two phases:

Phase 1: Construction of one (1) two-story R&D building, up to 200,000 SF and surface parking lot. Four (4) existing office/light industrial buildings would remain onsite.

Phase 2: Demolition of the remaining four (4) buildings totaling approximately 67,970 SF and the surface parking lot constructed in Phase 1; and construction of up to 625,000 SF of R&D uses and a multi-story parking structure.

The project also includes a Vesting Tentative Parcel Map to relocate one (1) existing parcel line site is

located and disposition of easements, four onsite generators, and Transportation Demand Management (TDM) Plan.

This is to advise that the City of Foster City as Lead Agency approved the above-described project on June 15, 2026 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.

Based on this analysis, it was determined that the proposed Project met the criteria under Section 15164 of the CEQA Guidelines for preparation of an Addendum to a Certified EIR and did not meet the conditions in Section 15162 (calling for preparation of a Supplemental EIR) of the CEQA Guidelines and therefore, an Addendum could be prepared.

Specifically, the Project would have no new or more significant environmental impacts beyond those identified in the certified EIR, would have no new mitigation measures or alternatives which are considerably different from those analyzed in the certified EIR, and would not result in a substantial increase in the magnitude of any significant environmental impact previously identified in the certified EIR.

This is to certify that the Chess-Hatch Master Plan EIR, 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: 
Thai-Chau Le
Interim CDD Director

Date: 6/16/26

Date received for filing at OPR: _____