

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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NOTICE OF PREPARATION (NOP)

TO: Affected Agencies (via Certified Mail)
Property Owners within 1000 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

LEAD AGENCY: City of Foster City
610 Foster City Boulevard
Foster City, CA 94404
(650) 286-3225

Contact: Kohar Shirikian, Assistant Planner
kshirikian@fostercity.org
(650) 286-3237

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. Please provide comments on the scope of this EIR to **Kohar Shirikian, Assistant Planner**, by June 19, 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 620 Foster City Boulevard.**

Project Title: Gilead Sciences Corporate Campus Master Plan

Project Applicants: Gilead Sciences, Inc.

Project Location: VINTAGE PARK – 300-368 LAKESIDE DRIVE - (APNs: 094-901-290; 094-901-300; 094-901-310; 094-901-340; 094-901-370; 094-901-380; 094-901-390; 094-901-400; 094-901-410; 094-904-290; 094-904-300; 094-904-310; 094-904-320; 094-904-330; 094-904-340), ± 40 acres of a portion of the Vintage Park business park owned by Gilead Sciences. The project site is bounded by E. Third Avenue to the north, Vintage Park Lake/Vintage Park Drive to the East, Bridgepointe Shopping Center/Home Depot in San Mateo to the south and Mariners Island in San Mateo to the west. Figure 1 depicts the location of the project site.

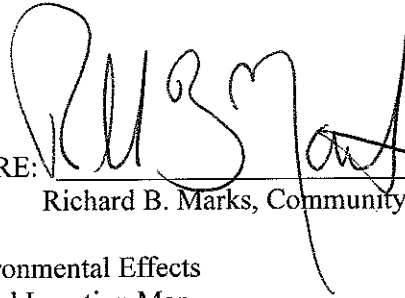
Project Description: The proposed project would amend the Vintage Park General Development Plan to increase the allowed square footage of the 17 building Gilead campus from 629,154 square feet to a total of 1,200,480 square feet in 16 buildings. The proposed amendments to the Vintage Park General Development plan would create a Campus Master Plan for Gilead to include uses such as: office, cafeterias, meeting spaces, laboratories, research development, pilot plant, manufacturing and a small amount of warehouse; fitness facilities; increased total number of parking spaces (at grade and in parking structures); multi-story buildings; and separate vehicular and pedestrian circulation in order to create a pedestrian-oriented campus by partially closing off Lakeside Drive to through-

traffic. 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:

05/07/08

SIGNATURE:



Richard B. Marks, Community Development Director

Attachments: Project Description and Probable Environmental Effects
Figure 1 – Project Vicinity and Regional Location Map
Figure 2 – Master Site Plan

GILEAD SCIENCES CAMPUS MASTER PLAN PROJECT DESCRIPTION

A brief description of the proposed project is provided below.

Site Development. The proposed project would develop \pm 40 acres of Vintage Park. Figure 2 provides the proposed Master Site depicting the site layout and design of the proposed corporate campus. Major components of the proposed project area as follows:

- Redevelopment of the existing 629,154 square foot campus currently housed in 17 buildings, served by 1,993 parking stalls to a total of up to \pm 1,200,480 square feet in 16 buildings served by a total of 3,069 parking stalls located in a combination of at-grade parking lots and 2 parking structures.
- The demolition of 8 of the existing 1 and 2 story office/R & D buildings and construction of 7 new buildings, including up to 3 new office buildings (between 8 -10 stories each, located on the west edge of Vintage Lake); up to 4 new laboratory research and development buildings (2 - 4 stories in height, built between existing buildings on the southern half of the site) and; a new annex built on the front of building 322.
- Construction of parking structures including a structure located at the north end of the campus site, just south of Reef Drive designed as a 5 deck structure with a capacity to park up to 797 vehicles. A second parking structure would be located at the southeast corner of the site, behind the research buildings designed as a 3 deck structure with a capacity to park up to 518 vehicles. Visitor parking and service areas will be located adjacent to all new buildings.
- A main truck dock located at the southeast corner of NLB -1 for deliveries to the campus with access off of the eastern portion of Lakeside Drive.
- Building architecture consistent with the latest laboratory building at 362 Lakeside Drive, built in 2007.
- The partial closure of Lakeside Drive and conversion of this portion of the public street to a private street and partial open space owned and maintained by Gilead Sciences.
- An increased employee count at build-out from 1,200 (2007/estimate) up to 3,100 (10 year estimate).

Required Approvals. Currently submitted applications include an amendment to the Vintage Park General Development Plan/Rezoning (filed as Rezoning/RZ-07-004) and an Environmental Assessment in accordance with the California Environmental Quality Act to analyze the impacts of the General Development Plan/Rezoning (filed as Environmental Assessment/EA-07-003); Specific Development Plans/Use Permits including the proposed Project Site, Floor, Architectural Elevation, and Landscape Plans for each proposed building; and a Development Agreement to include previously negotiated business terms affecting the development, use, exit strategy, payment of various fees and other financial terms.

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 Vehicular Circulation
- Project On-Site Pedestrian and Bicycle 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.

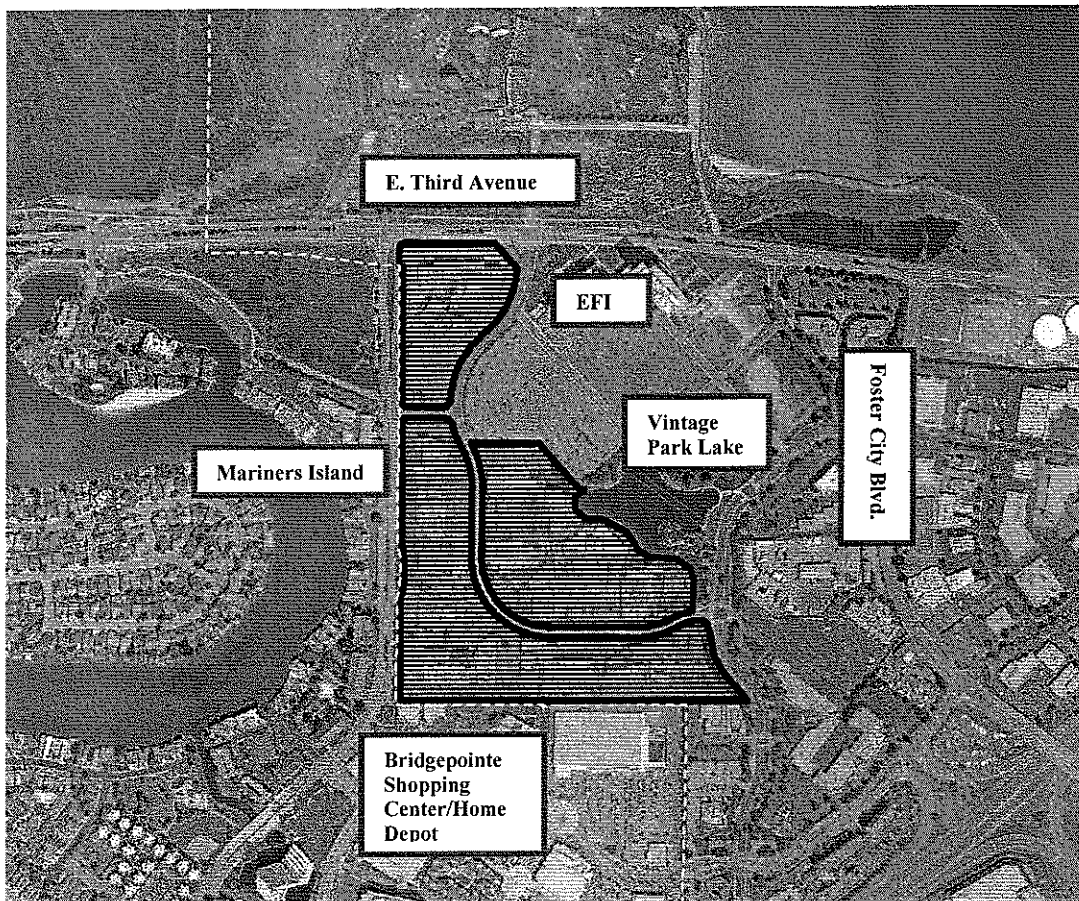


Figure 1: Gilead Sciences Campus Master Plan Project Location Map.
Source: City of Foster City.