

Notice of Determination

Appendix D

To: [x] Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814
[ ] County Clerk
County of: San Mateo
Address: 555 County Center, 1st Floor
Redwood City, CA 94063

From:
Public Agency: City of Menlo Park
Address: 701 Laurel Street
Menlo Park, CA 94025
Contact: Kyle Perata
Phone: (650) 330-6721

Lead Agency (if different from above):
Address:
Contact: MARK CHURCH, County Clerk
Phone: MARIA GALLARDO
By

FILED ENDORSED
IN THE OFFICE OF THE
COUNTY CLERK RECORDER
SAN MATEO COUNTY CALIF
DEC 15 2022

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2019090428

Project Title: Willow Village Master Plan Project

Project Applicant: Peninsula Innovation Partners, LLC

Project Location (include county): 1350-1390, 1399, 1401, 1431 Willow Rd, 871-883, 925-1098 Hamilton Ave, 1005-1275 Hamilton Ct, Menlo Park, San Mateo County

Project Description:

The Project would demolish approximately 1 million sf of nonresidential uses and construct approximately 1.8 million sf of nonresidential uses (excluding a proposed hotel). The new nonresidential uses would be composed of up to 1.6 million sf of office-related uses, with up to 1.25 million sf of office space and the balance for accessory uses. The remaining 200,000 sf of nonresidential space would be for commercial/retail uses. The Project also includes up to 1,730 multi-family residential units, up to 193 hotel rooms, and approximately 20 acres of open space, including 8 acres of parks, bike paths, and trails. The Project also authorizes the realignment of Hamilton Avenue and the addition of a tunnel under Willow Road and offsite infrastructure improvements. The realignment of Hamilton Avenue would require demolition and reconstruction of a gas station and allow the addition of up to 6,700 sf of retail uses at the Belle Haven Retail Center. The City approved the Project's rezoning, zoning map amendment, conditional development permit, and development agreement.

This is to advise that the City of Menlo Park has approved the above ( [x] Lead Agency or [ ] Responsible Agency )

described project on 12/13/2022 and has made the following determinations regarding the above (date) described project.

- 1. The project [x] will [ ] will not] have a significant effect on the environment.
2. [x] 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 [x] were [ ] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [x] was [ ] was not] adopted for this project.
5. A statement of Overriding Considerations [x] was [ ] was not] adopted for this project.
6. Findings [x] were [ ] were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Menlo Park, 701 Laurel Street, Menlo Park, CA 94025

Signature (Public Agency): [Signature] Title: Planning Manager

Date: 12/13/2022 Date Received for filing at OPR:



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**

**CASH RECEIPT**

DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

**Print**  **Finalize&Email**

RECEIPT NUMBER:  
 41-12152022-0003  
 STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF MENLO PARK	LEAD AGENCY EMAIL	DATE 12/15/2022
COUNTY/STATE AGENCY OF FILING SAN MATEO COUNTY	DOCUMENT NUMBER 128481	

PROJECT TITLE  
 WILLOW VILLAGE MASTER PLAN PPROJECT

PROJECT APPLICANT NAME KYLE PERATA	PROJECT APPLICANT EMAIL	PHONE NUMBER
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)     \$ 3,539.25 \$ \_\_\_\_\_  
 Mitigated/Negative Declaration (MND)(ND)     \$ 2,548.00 \$ \_\_\_\_\_  
 Certified Regulatory Program (CRP) document - payment due directly to CDFW     \$ 1,203.25 \$ \_\_\_\_\_

Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)

Fee previously paid (attach previously issued cash receipt copy)


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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 	AGENCY OF FILING PRINTED NAME AND TITLE Maria Gallardo Deputy Clerk
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Menlo Park, CA 94025

Contact: Kyle Perata  
 Phone: (650) 330-6721

Lead Agency (if different from above):  
 Address: \_\_\_\_\_

Contact: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 By MARK CHURCH, County Clerk  
MARIA GALLARDO  
 Deputy Clerk

**FILED** **ENDORSED**  
 IN THE OFFICE OF THE  
 COUNTY CLERK RECORDER  
 SAN MATEO COUNTY CALIF  
**DEC 09 2022**

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

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This is to advise that the City of Menlo Park has approved the above  
 Lead Agency or  Responsible Agency

described project on 12/06/22 and has made the following determinations regarding the above  
 (date)  
 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.
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5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Menlo Park, 701 Laurel Street, Menlo Park, CA 94025

Signature (Public Agency):  Title: Ast. Community Development Dir.

Date: 12/9/2022 Date Received for filing at OPR: \_\_\_\_\_



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print



Finalize&Email

RECEIPT NUMBER:  
 41-12092022-0002  
 STATE CLEARINGHOUSE NUMBER (if applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF MENLO PARK	LEAD AGENCY EMAIL	DATE 12/09/2022
COUNTY/STATE AGENCY OF FILING SAN MATEO COUNTY	DOCUMENT NUMBER 128478	

PROJECT TITLE  
 WILLOW VILLAGE MASTER PLAN PROJECT

PROJECT APPLICANT NAME KYLE PERATA	PROJECT APPLICANT EMAIL	PHONE NUMBER
PROJECT APPLICANT ADDRESS	CITY	STATE
		ZIP CODE

**PROJECT APPLICANT** (Check appropriate box)

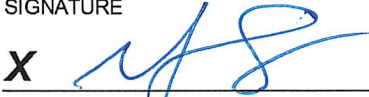
Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

**CHECK APPLICABLE FEES:**

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- Other     \$ \_\_\_\_\_

**PAYMENT METHOD:**

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  Credit    
  Check    
  Other    
 TOTAL RECEIVED     \$ 3,589.25

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Maria Gallardo Deputy Clerk
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