Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023060072

Project Title: 1005 O'Brien Drive and 1320 Willow Road Life Sciences/Research and Development Project

Lead Agency: City of Menlo Park | Contact Person: Chris Turner

Mailing Address: 701 Laurel Street | Phone: 650-330-6724

City: Menlo Park, Ca | Zip: 94025 | County: San Mateo

Project Location: County: San Mateo | City/Nearest Community: Menlo Park

Cross Streets: O'Brien Drive, Kavanaugh Drive, Willow Road, Ivy Drive | Zip Code: 94025

Longitude/Latitude (degrees, minutes and seconds): 37 ° 28 ′ 32.05 ″ N / 122 ° 09 ′ 06.08 ″ W Total Acres: 4.22

Assessor's Parcel No.: 055-421-160,055-421-050, and 055-421-060 | Section: 24, 25 | Twp.: 5S | Range: 3W | Base: Mt Diablo

Within 2 Miles: State Hwy #: US 101, SR 84, SR 114, SR 109 | Waterways: San Francisco Bay, Redwood Creek

Airports: None | Railways: UPRR | Schools: See Attachment A

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other: Final EIR

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☒ Site Plan
☐ Rezone ☐ Prezone ☒ Use Permit ☒ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other: Heritage Tree Removal Permit

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees 570
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational: ____
☒ Recreational: Open Space (59,344 Sq.ft.)
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type ____
☐ Mining: Mineral ____
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type ____
☒ Other: 228,398 sf. R&D with offices, Parking structure 172,800 sq ft

Project Issues Discussed in Document:

☐ Aesthetic/Visual
☐ Agricultural Land
☒ Air Quality
☐ Archeological/Historical
☐ Biological Resources
☐ Coastal Zone
☐ Drainage/Absorption
☒ Economic/Jobs
☐ Fiscal
☐ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☐ Geologic/Seismic
☐ Minerals
☒ Noise
☒ Population/Housing Balance
☐ Public Services/Facilities
☐ Recreation/Parks
☐ Schools/Universities
☐ Septic Systems
☐ Sewer Capacity
☐ Soil Erosion/Compaction/Grading
☐ Solid Waste
☒ Toxic/Hazardous
☒ Traffic/Circulation
☐ Vegetation
☐ Water Quality
☐ Water Supply/Groundwater
☐ Wetland/Riparian
☒ Growth Inducement
☐ Land Use
☒ Cumulative Effects
☒ Other: GHG, Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

General Plan: Life Sciences; Zoning: Life Sciences/Bonus Available (LS-B)

Project Description: *(please use a separate page if necessary)*

The project proposes to demolish the three existing commercial and industrial buildings (approximately 90,631 square feet), construct two Research and Development buildings (approximately 228,398 square feet) and a seven-level above grade parking structure, and develop open space to include landscaping and a sports court. A portion of the open space would be publicly accessible. The Project would be developed in two phases. A subdivision and lot line adjustment are proposed to merge the existing three parcels that comprise the Project site into a single parcel and relocate the boundary between the Project site and the adjacent parcel to accommodate the proposed site layout and internal vehicular circulation.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

x	Air Resources Board	x	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
x	California Highway Patrol		Pesticide Regulation, Department of
x	Caltrans District # 4	x	Public Utilities Commission
	Caltrans Division of Aeronautics	x	Regional WQCB # 2
x	Caltrans Planning	x	Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of	x	SWRCB: Water Quality
	Energy Commission	x	SWRCB: Water Rights
x	Fish & Game Region # 3		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	x	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
x	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date November 6, 2026 Ending Date November 16, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Dudek
Address: 853 Lincoln Way, Suite 105
City/State/Zip: Auburn, CA 95603
Contact: Katherine Waugh
Phone: 530-863-4642

Applicant: O'Brien Drive Portfolio, LLC
Address: c/o Tarlton Properties; 1530 O'Brien Drive, Suite C
City/State/Zip: Menlo Park, CA 94025
Phone:

Signature of Lead Agency Representative: Chris Turner Digitally signed by Chris Turner DN: C=US, E=cturner@menlopark.gov, O=City of Menlo Park, CN=Chris Turner Date: 2026.11.05 15:12:59-08'00' **Date:** 11/5/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.