Print Form

Notice of Determination

Appendix D

To:

☐ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: San Mateo
Address: 555 County Center, 1st Floor
Redwood City, CA 94063

From:
Public Agency: City of San Mateo
Address: 330 W 20th Ave
San Mateo, CA 94403
Contact: Steven Lizzarago
Phone: 510-522-7205

FILED ENDORSED IN THE OFFICE OF THE COUNTY CLERK RECORDER SAN MATEO COUNTY CALIF
NOV 21 2025
MARK CHURCH County Clerk
By Henry Salgado Deputy Clerk

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.

ORIGINAL MND: SCH 2010082076

State Clearinghouse Number (if submitted to State Clearinghouse):

Project Title: Station Park Green Specific Plan Amendment

Project Applicant: Steven Cheung, Essex Property Trust

Project Location (include county): 430 Station Park Circle, San Mateo, San Mateo County, CA

Project Description:

This project is an amendment to the Station Park Green Specific Plan and Design Guidelines. The applicant proposes to increase the amount of allowable office space and decrease the amount of required retail space. This project requires an Addendum to the Initial Study/Mitigated Negative Declaration (Station Park Green Specific Plan, Design Guidelines, and Development Agreement) adopted in 2011, pursuant to CEQA sections 15162 and 15164. Please see attachment.

This is to advise that the City of San Mateo (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on Nov. 17, 2025 (date) 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 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 San Mateo Planning Division, 330 W. 20th Ave, San Mateo, CA 94403

Signature (Public Agency): Title: Assistant Planner

Date: 11/19/2025 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

Attachment to the Notice of Determination

Station Park Green Specific Plan Amendment, San Mateo

Addendum to the MND and Previous Addendum

The City of San Mateo has prepared and adopted an Addendum to the initial Study/Mitigated Negative Declaration (MND) for the Station Park Green Specific Plan and Design Guidelines. The addendum was prepared to analyze potential environmental impacts resulting from changing the required land use from retail to office space. The MND was adopted on January 11, 2011 by the City Council and consisted of a mixed-use development containing residential, office, and retail space along with a community room and community park. A first Addendum was adopted by the City Council on February 2, 2015 to make amendments to the approved Specific Plan. The Addendum found that the modified project would not result in new significant impacts or a substantial increase in the severity of previously identified significant impacts. No new additional environmental review is required, pursuant to CEQA sections 15162 and 15164.

Since the approval of the first Addendum, the property owner proposed to modify the uses of the ground floor commercial space to increase the amount of allowable office space while reducing the minimum required amount of retail space in the structure located at 430 Station Park Circle. The changes would not change the square footage of the structure or generate significant traffic impacts.

There is no substantial evidence that the project will result in any new impacts or increase the severity of any impacts previously identified in the Addendum to the MND. An Addendum is appropriate because the Project will not result in any significant effects not discussed in the prior MND. There are no effects previously examined that will be more severe than what was shown in the prior MND and no previously infeasible or considerably different mitigation measures were found to substantially reduce the significant effects on the environment. As such, an Addendum is appropriate because none of the changes described in Section 15162 call for a subsequent EIR (Section 15164(a)) and only minor technical changes are necessary (Section 15164(b)). Based upon this substantial evidence, the Project will not result in a substantial change to the conclusions and analysis in the MND. The City Council adopted this second Addendum at the November 17, 2025 council meeting.

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 [redacted] Save

RECEIPT NUMBER:
41-11212025-0001

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SAN MATEO		11/21/2025
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
SAN MATEO COUNTY		129368

PROJECT TITLE

STATION PARK GREEN SPECIFIC PLAN AMENDMENT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
CITY OF SAN MATEO			(510) 522-7205
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
330 W 20TH AVE	SAN MATEO	CA	94403

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	$ 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** $ 3,018.75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X [signature]	Henry Salgado Deputy Clerk

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 01012025)