



**NOTICE OF AVAILABILITY
ENVIRONMENTAL IMPACT REPORT
MENLO PORTAL PROJECT
SCH NO. 20200100
CITY OF MENLO PARK**

Date: February 25, 2021

To: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Interested Organizations

From: Payal Bhagat
Consulting Planner
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

Subject: **Notice of Availability (NOA) of a Draft Environmental Impact Report for the Menlo Portal Project**

Lead Agency: City of Menlo Park, Planning Division

Project Title: Menlo Portal Project

Project Area: Bayfront Area, City of Menlo Park

Notice is hereby given that the City of Menlo Park (City), as the lead agency under the California Environmental Quality Act, has prepared a Draft Environmental Impact Report (EIR) for the proposed Menlo Portal Project (proposed project). In accordance with Section 15087 of the CEQA Guidelines, the City has prepared this Notice of Availability (NOA) to invite agencies, organizations, and interested parties to provide comments on the Draft EIR.

PUBLIC REVIEW PERIOD: February 25, 2021 – April 12, 2021

Comments on the Draft EIR will be accepted as part of the Planning Commission meeting on **March 22, 2021, at 7:00 p.m.** In response to the ongoing COVID-19 pandemic, the Planning Commission meeting will be held remotely via GoToWebinar or Zoom, which can be accessed at menlopark.org/PlanningCommission.

Written comments on the Draft EIR may also be sent to:

Payal Bhagat
City of Menlo Park
Community Development, Planning Division
701 Laurel Street
Menlo Park, CA 94025
PBhagat@menlopark.org
Phone: 650.330.6702

Comments on the Draft EIR are due no later than the close of the Draft EIR review period (5:00 p.m. on **Monday, April 12, 2021**). However, we would appreciate your response at the earliest possible date. Please send your written comments to Payal Bhagat at the address shown above or by email to PBhagat@menlopark.org with “Menlo Portal Project EIR” as the subject. Public agencies that provide comments are asked to include a contact person for the agency.

The Draft EIR is available online at: <https://www.menlopark.org/1774/Development-Projects-Environmental-Docum>. A paper copy is also available for a curbside pickup at the Menlo Park Main Library. Please visit menlopark.org/library for more information on how to reserve this document. If you require additional assistance, please contact Payal Bhagat at PBhagat@menlopark.org.

PROJECT LOCATION AND EXISTING CONDITIONS: The approximately 3.2-acre project site is comprised of three parcels located at 104 Constitution Drive, 110 Constitution Drive, and 115 Independence Drive, north of US Highway 101 (US 101) in the City of Menlo Park. The site is bounded by Constitution Drive to the north, commercial and light manufacturing uses to the east, commercial office uses to the south, and Independence Drive and Marsh Road to the west.

The project site is designated Mixed Use Residential within the Bayfront Area on the City’s General Plan Land Use Designations Map and is within the Residential-Mixed Use-Bonus (R-MU-B) zoning district. The generally level project site is currently developed with two single-story office buildings and one warehouse/industrial building with a small office component totaling approximately 64,832 square feet in size. The existing buildings on the project site were constructed between 1960 and 1966 and are currently occupied by office and industrial tenants. A total of 128 parking spaces are provided across all three parcels. Vegetation on the project site consists of small landscaped areas and approximately 13 mature trees along both the southern and northern borders of the project site, approximately 10 of which are heritage-sized trees.

PROJECT DESCRIPTION: The proposed project would result in the redevelopment of the project site with an approximately 326,581-gross-square-foot, seven-story multi-family apartment building with approximately 335 dwelling units (inclusive of 15 additional bonus units for the incorporation of on-site below market rate units per the City’s BMR Housing Program (Chapter 16.96.040)) and an approximately 34,868-gross-square-foot commercial office building which would include approximately 1,600 gross square feet of child care space and associated 2,190-square-foot outdoor play area currently proposed as the community amenity space, as well as associated open space, circulation and parking, and infrastructure improvements. The project sponsor is currently proposing that 15 percent of the units (or 48 units of the 320 maximum units allowed by the Zoning Ordinance before accounting for the 15 bonus units) would be provided to below market rate (BMR) households in compliance with the City’s BMR Housing Program Ordinance, Menlo Park Municipal Code, Chapter 16.96, and the City’s BMR Housing Program Guidelines.

The ground floor of each building would be raised three to five feet above grade to comply with the City’s green and sustainable building requirements to accommodate flood plain design and account for sea level rise. The proposed residential building would be a maximum of approximately 83 feet, 9 inches in height and the proposed commercial office building would be a maximum of 55 feet in height.

The residential building would include an at-grade, two-level, approximately 92,782-square-foot, 320-space parking garage. The commercial office building would also include an at-grade, two-level, approximately 44,254-square-foot parking garage with a total of 93 parking spaces, for a total of 413 parking spaces. Approximately 564 bicycle parking spaces would be provided across the project site.

A total of approximately 54,594 square feet of private residential, private child care, common, and publicly accessible open space would be provided in private balconies and terraces, at the ground floor, the third and seventh floors of the residential building, and at the roof of the commercial office building. The proposal also includes a use permit request for the storage and use of hazardous materials (diesel fuel) for emergency backup generator to be incorporated into the proposed project.

PROJECT APPROVALS: The following City discretionary approvals and actions would be required prior to development at the project site:

- EIR Certification
- Adoption of Findings
- Use Permit
- Architectural Control
- Lot Line Adjustment
- Lot Merger
- Heritage Tree Removal Permits
- Below Market Rate Housing Agreement

In order to qualify for bonus-level development within the R-MU-B zoning district, the proposed project will also be required to complete an appraisal process to identify the value of the community amenities to be provided in exchange for the opportunity to develop at the bonus level. In addition, the project sponsor's community amenity proposal is subject to review and approval by the Planning Commission and/or City Council. There will be a fiscal impact analysis conducted regarding the proposed project. These informational analyses provide additional information for decision makers in evaluating the permits and approvals listed above.

RESPONSIBLE AGENCIES: The City requests the following agencies review the analysis within the Draft EIR regarding information relevant to your agency's statutory responsibilities in connection with the proposed project, pursuant to CEQA Guidelines Section 15086. Your agency may need to use the EIR prepared by the City when considering any permits or other approvals that your agency must issue for the proposed project.

- Pacific Gas & Electric
- California Department of Transportation
- California Department of Toxic Substance Control
- California Regional Water Quality Control Board
- City/County Association of Governments
- Bay Area Air Quality Management District
- San Mateo County Transportation Authority
- San Mateo County Environmental Health Division
- Menlo Park Fire Protection District
- West Bay Sanitary District

INTRODUCTION TO EIR: The project site is within the ConnectMenlo study area. ConnectMenlo, which updated the City's General Plan Land Use and Circulation Elements and rezoned the land in the M-2

Area (now referred to as the Bayfront Area), was approved on November 29, 2016. Because the City's General Plan is a long-range planning document, the ConnectMenlo Final EIR was prepared as a program EIR, pursuant to CEQA Guidelines Section 15168. Section 15168(d) of the CEQA Guidelines provides information for simplifying the preparation of subsequent environmental documents by incorporating by reference analyses and discussions. CEQA Guidelines Section 15162(d) states that where an EIR has been prepared and certified for a program or plan, the environmental review for a later activity consistent with the program or plan should be limited to the effects that were not analyzed as significant in the prior EIR or susceptible to substantial reduction or avoidance.

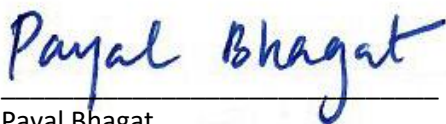
An Initial Study for the project, which is also available for review online at:

<https://www.menlopark.org/DocumentCenter/View/23947/Menlo-Portal-Initial-Study>, was prepared to evaluate the potential environmental impacts of the proposed project and determine what level of additional environmental review would be appropriate, and was released on January 7, 2020, with a public review period from January 7, 2020 through February 7, 2020. In accordance with the requirements outlined in Section 15168 of the CEQA Guidelines, the project-level Initial Study was prepared to disclose the relevant impacts and mitigation measures addressed in the certified program-level ConnectMenlo EIR and discuss whether the project is within the parameters of the ConnectMenlo EIR or additional analysis would be necessary. In addition, as a result of the settlement agreement between the City of Menlo Park and the City of East Palo Alto, housing and transportation are required to be analyzed. Based on the findings of the Initial Study, a Draft EIR was prepared to address potential physical environmental effects of the proposed project for the following topics: Population and Housing; Transportation; Air Quality; Greenhouse Gas Emissions; and Noise (Operation Period Traffic and Stationary Noise).

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft EIR does not identify any significant and unavoidable environmental impacts from the proposed project. The proposed project would result in potentially significant impacts related to Transportation, Air Quality, and Noise, but these impacts would be reduced to a less than significant level with implementation of identified mitigation measures. Impacts related to Population and Housing and Greenhouse Gas Emissions would be less than significant.

HAZARDS MATERIALS AND HAZARDOUS WASTE SITES: The project site is not located on any list of hazardous materials waste sites compiled pursuant to Section 65962.5 of the Government Code.

EIR PROCESS: In accordance with CEQA Guidelines Section 15105(a), the Draft EIR will be available for public review and comment for a 45-day review period. Following the close of the public review period on April 12, 2021, the City will prepare a Final EIR, which will include responses to all substantive comments received on the Draft EIR. The Draft EIR and Final EIR will be considered by the City Council in making the decision to certify the EIR and final action on the project.



Payal Bhagat
City of Menlo Park

February 25, 2021