

Summary Form for Electronic Document Submittal

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2020010055

Project Title: Menlo Portal Project

Lead Agency: City of Menlo Park

Contact Name: Payal Bhagat, Contract Planner

Email: PBhagat@menlopark.org Phone Number: (650) 330-6702

Project Location: Menlo Park
City

San Mateo
County

Project Description (Proposed actions, location, and/or consequences).

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 and an approximately 34,868-gross-square-foot commercial office building which would include approximately 1,600 gross square feet of child care space allocated for the proposed neighborhood benefit space, as well as associated open space, circulation and parking, and infrastructure improvements. The proposed project would include 15 bonus units above the maximum permitted by the Zoning Ordinance (320 units) which is allowed when on-site below market rate (BMR) units are incorporated into the project, per the City's BMR Housing Program (Chapter 16.96.040). The total units proposed would be 335. The project sponsor is currently proposing that 15 percent of the 320 units permitted by the Zoning Ordinance (or 48 units) would be provided to 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 accommodate flood plain design requirements. 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 56 feet, 7 inches 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 41,254-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

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potential impacts to Transportation, Air Quality, and Noise were identified and mitigated to a less-than-significant level.

- Transportation Mitigation Measures: Implement additional TDM measures to reduce VMT generated by the proposed office use by an additional 18.68 percent to achieve a total 25.3 percent reduction in VMT.
- Air Quality Mitigation Measures: Implement BAAQMD Basic Construction Mitigation Measures and ensure all off-road diesel-powered construction equipment of 50 horsepower or more at a minimum meets Tier 2 emissions standards or equivalent equipped with Level 3 diesel particulate filters.
- Noise Mitigation Measures: Implement building design measures to reduce interior noise impacts in compliance with City noise standards.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

- Tiering from the programmatic level of analysis provided in the ConnectMenlo Final EIR and use of current regulatory guidelines and thresholds for the analysis of each topical section.
- Traffic, transportation, circulation and related pedestrian and bicycle safety impacts within the project area, including effects on nearby residential neighborhoods and schools, the inclusion of transportation demand management (TDM) measures, and the methodology and modeling assumptions for the transportation analysis;
- Vehicle miles traveled (VMT) analysis and mitigation;
- Generation of air quality and greenhouse gas emissions and energy use;
- Construction and operation period noise;
- Impacts of sea level rise and flooding related to raising the site elevation; and
- Impacts of population growth on schools.

Provide a list of the responsible or trustee agencies for the 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