

Summary Form for Electronic Document Submittal

Form F

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 #: _____

Project Title: 201 El Camino Real and 612 Cambridge Avenue Mixed Use Project

Lead Agency: City of Menlo Park

Contact Name: Matthew Pruter

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Project Location: Menlo Park San Mateo
City *County*

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

The project site consists of adjacent properties located at 201 El Camino Real, 612 Cambridge Avenue, and a portion of Alto Lane. The 201 El Camino Real property is located in the El Camino Real/Downtown Specific Plan area and is zoned within the Specific Plan as ECR SW. The 612 Cambridge Avenue property is located in the R-3 zoning district. The project would demolish an existing one-story commercial building, and a four-unit, one-story residential building, and construct a new, approximately 25,283-square-foot, three-story, 38-foot tall, mixed-use building over two levels of subterranean parking on 201 El Camino Real and two detached, market-rate townhouses on 612 Cambridge Avenue. The mixed-use building would include 12 residential units, with two being below market rate units. The ground level of the mixed-use building would have approximately 7,331 square feet of space dedicated to accommodating a mix of restaurant and retail uses and a small residential lobby. A total of 59 parking spaces in the subterranean garage would satisfy the parking requirement for the City. The applicant is requesting abandonment of Alto Lane, the public right-of-way that currently serves as an alley that separates the two parcels comprising 201 El Camino Real and terminates at 239-251 El Camino Real. The parcels would be merged so improvements would not cross property lines.

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

The IS/MND identifies less than significant effects with mitigation in the following categories: air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, noise, and transportation and traffic.

For Air Quality, mitigation measures include compliance with fugitive dust control measures, implementation of a transportation demand management (TDM) plan, compliance with BAAQMD construction reduction measures, and implementation of a health risk analysis (HRA). For Biological Resources, mitigation measures include pre-construction special-status avian surveys, avoidance of any active nests, lighting reduction strategies, and bat population protection measures. For Cultural Resources, mitigation measures include preparation of an historic resource evaluation, preparation of a cultural resources study, appropriate training and stopping work and assessing found archaeological artifacts, fossils, or human remains. For Geology and Soils, mitigation measures include implementation of best management practices (BMPs). For Greenhouse Gas Emissions, mitigation measures include implementation of feasible BAAQMD mitigation measures and CALGreen amendments, and installation of electric vehicle parking infrastructure. For Hazards and Hazardous Materials, mitigation measures include preparation of a Phase I site assessment, and implementation of BMPs. For Noise, mitigation measures include completing a construction noise control plan and compliance with Noise Ordinance stationary noise impacts, meeting Title 24, pre-drilling holes to assess pile driving impacts, and a noise and vibration analysis. For Transportation and Traffic impacts, mitigation measures include implementation of a TDM plan and payment of the City's transportation impact fee.

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

Members of the public have expressed concern with potential traffic impacts.

Provide a list of the responsible or trustee agencies for the project.

Menlo Park Fire Protection District, West Bay Sanitary District, Recology, and Caltrans (District 4).