

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 #: 2020110243

Project Title: Menlo Flats Project

Lead Agency: City of Menlo Park

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Project Location: Menlo Park
City

San Mateo
County

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

The proposed project would result in demolition of the existing office building and associated improvements and redevelopment of the project site with an approximately 248,995-gross-square-foot, eight-story mixed-use building with approximately 158 dwelling units and approximately 15,000 square feet of nonresidential space consisting of 13,400 square feet of commercial office space and a 1,600-square-foot commercial 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 would be provided to below market rate (BMR) households in compliance with the City's BMR Housing Program Ordinance (BMR Housing Program), Menlo Park Municipal Code, Chapter 16.96, and the City's BMR Housing Program Guidelines (Guidelines).

The ground floor of the proposed building would be raised approximately 3 feet above grade to accommodate flood plain design requirements. The building would have a maximum height of approximately 84 feet, 11 inches and would front to Jefferson Drive.

The proposed building would include an at-grade, three-level, approximately 81,990-square-foot, 176-space parking garage. Approximately 232 bicycle parking spaces would be provided across the project site.

A total of approximately 20,930 square feet of open space would be provided across the entire project site, including private residential open space, common open space, and publicly-accessible open space. Approximately 8.35 percent of the project site would consist of publicly-accessible open space, including the approximately 1,650-square-foot public plaza located at the southeast corner of the building and 3,380-square-foot publicly-accessible pedestrian paseo along the eastern boundary of the project site.

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 15.4 percent to achieve a total 22.6 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, the effects of delivery and ride-share vehicles, and the methodology and modeling assumptions for the transportation analysis;
- The inclusion of office space as opposed to retail such as a grocery store, pharmacy, office supply store, or gas station;
- Vehicle miles traveled (VMT) analysis and mitigation;
- Generation of air quality and greenhouse gas emissions and energy use;
- Construction and operation period noise;
- Impacts to bats and nesting birds; 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
- Menlo Park Fire Protection District
- West Bay Sanitary District