

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 #: 2021010076

Project Title: 123 Independence Drive Residential Project

Lead Agency: City of Menlo Park

Contact Name: Payal Bhagat

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Project Location: City of Menlo Park San Mateo County
City *County*

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

The Sobrato Organization (project applicant) requests approval from the City of Menlo Park to demolish existing office and industrial buildings on the project site; shift the parcel boundaries to create five new lots, including four building lots (A, B, C, and D) and one open space lot (Lot 1); and construct 316 for-rent apartments in a single building and 116 for-sale townhomes. The project includes 74 Below Market Rate dwelling units. The proposed site design accommodates sea-level rise by raising all proposed ground-level residential units 2 feet above the 5-foot FEMA floodplain, per the requirements of Menlo Park Municipal Code Section 16.45.130(4). The project would construct a total of 411,931 square feet of new residential space, 202,523 square feet for parking, and 135,385 square feet of open space. The open space would include a publicly accessible paseo and park totalling 26,154 square feet. All of the 85 existing trees onsite would be removed; new landscaping would include planting of 353 new trees. The project would reduce the amount of impervious surfaces within the site by 6,739 square feet.

The Draft EIR does not identify any significant and unavoidable environmental effects.

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

Significant Impacts Reduced to Less than Significant with Mitigation:

Impact 4.2-2: net increase of criteria pollutants – MM 4.2a (fugitive dust reduction)
 Impact 4.2-3: sensitive receptors pollutant concentrations – MM4.2b (construction emission reductions)
 Impact 4.2-5: air quality resources – MM 4.2a (fugitive dust reduction) and MM 4.2b (construction emission reductions)
 Impact 4.3-1: sensitive species – MM 4.3a (bat habitat and roost survey)
 Impact 4.3-4: wildlife nurse sites – MM 4.3b (nesting bird survey)
 Impact 4.4-2: archaeological resources – MM 4.4a (extended phase I investigation), MM 4.4b (discovery of archaeological resources protocols)
 Impact 4.6-6: soil stability – MM 4.6a (dewatering system analysis), MM 4.6b (construction schedule)
 Impact 4.6-9: paleontological resources – MM 4.6c (paleontological protection)
 Impact 4.8-2: potential hazards – MM 4.8a (environmental site management plan), MM 4.8b (vapor intrusion assessment), MM 4.8c (hazardous materials health and safety plan)
 Impact 4.8-3: hazardous emissions – MM 4.2b (construction emission reductions)
 Impact 4.11-1: noise – MM 4.11a (construction noise), MM 4.11b (construction noise control plan)
 Impact 4.15-1: tribal cultural resources – MM 4.15a (discovery of tribal cultural resource protocols)

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

- Pedestrian and bicycle safety
- Potential to interfere with the current school bus routes
- School capacity
- Potential negative effects on air quality, noise, and transportation
- Potential contribution to greenhouse gas emissions
- Adverse air quality effects due to tree removal
- Increased water consumption, leading to negative impacts during drought years
- Potential effects to Native American resources

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

There are no applicable trustee agencies for this project. The Bay Area Air Quality Management District is a responsible agency with discretionary approval authority for issuance of a permit for an on-site generator to provide emergency power supply to the apartment building.