NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT
MENLO UPTOWN PROJECT
CITY OF MENLO PARK

Date: November 25, 2019

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

From: Tom A. Smith
Senior Planner
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

Subject: **Notice of Preparation (NOP) of an Initial Study and Environmental Impact Report for the Menlo Uptown Project**

Lead Agency: City of Menlo Park, Planning Division

Project Title: Menlo Uptown Project

Project Area: Bayfront Area, City of Menlo Park

Notice is hereby given that the City of Menlo Park (City) will be the lead agency and will prepare a focused Environmental Impact Report (EIR) for the proposed Menlo Uptown Project (project). An Initial Study has been prepared along with this Notice of Preparation (NOP), which scopes out several environmental topics from further review. The focused EIR will address potential physical environmental effects of the proposed project that have not been scoped out, as outlined in the California Environmental Quality Act (CEQA). The City is requesting comments on the scope and content of this focused EIR.

A scoping session will be held as part of the Planning Commission meeting on **December 16, 2019,** at **7:00 p.m.** at the Menlo Park City Council Chambers, located at 701 Laurel Street, Menlo Park, CA 94025. The scoping session, which is part of the focused EIR process, is the time when the City solicits input from the public and agencies on specific topics they believe should be addressed in the environmental analysis. The scoping process is designed to enable the City to determine the scope and content of the focused EIR, identify the range of actions, and identify potentially significant environmental effects, alternatives, and mitigation measures to be analyzed in the focused EIR.

Written comments on the scope of the focused EIR may also be sent to:

Tom A. Smith
City of Menlo Park
Community Development Department, Planning Division
701 Laurel Street
Menlo Park, CA 94025

TASmith@menlopark.org
Phone: 650.330.6730

The 30-day comment period for the NOP is extended to account for the holidays and runs from Monday, November 25, 2019 through January 10, 2020. Comments on the NOP are due no later than the close of the NOP review period (5:00 p.m. on **Friday, January 10, 2020**). However, we would appreciate your response at the earliest possible date. Please send your written comments to Tom Smith at the address shown above or by email to TASmith@menlopark.org with "Menlo Uptown Project EIR" as the subject. Public agencies that provide comments are asked to include a contact person for the agency.

The Initial Study is available online at: https://www.menlopark.org/1576/Menlo-Uptown. Paper copies are also available for review at:

- Menlo Park Library (800 Alma Street, Menlo Park, CA 94025)
- Belle Haven Branch Library (413 Ivy Drive, Menlo Park, CA 94025)
- Community Development Department, Civic Center (701 Laurel Street, Menlo Park, CA 94025)

PROJECT LOCATION AND EXISTING CONDITIONS: The project site is located north of US Highway 101 (US 101) in the City of Menlo Park, as shown in Figure 1. The site consists of three parcels located at 141 Jefferson Drive, 180 Constitution Drive, and 186 Constitution Drive. The project site is generally surrounded by a mix of uses, including older buildings and new construction. The project site is bordered to the north by Constitution Drive, to the west by office uses, to the east by the two-story Synergy Badminton Club, and to the south by Jefferson Drive.

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 Zoning District. The generally-level site is currently developed with three buildings totaling approximately 102,212 square feet, as shown in Figure 2. The existing buildings were constructed between 1963 and 1964 and are currently occupied by commercial and industrial tenants. Vegetation on the project site consists of a small landscaped area along the southern border of the project site and trees along both the southern and northern borders.

PROJECT DESCRIPTION: The proposed project would result in the demolition of existing office and industrial space and redevelopment of the project site with three residential buildings totaling approximately 466,000 square feet of gross floor area with a maximum of 441 multi-family rental units and 42 townhomes for sale, as well as approximately 2,100 square feet of commercial space, associated open space, circulation and parking, and infrastructure improvements, as shown in Figures 3, 4, and 5. The project sponsor is currently proposing that 15 percent or a minimum of 73 of the total number of l units across the entire project would comply with the City's Below Market Rate Housing Program Ordinance, Chapter 16.96, and the City's Below Market Rate Guidelines.

Buildings M1 and M2 would each be seven stories in height (approximately 84 feet, 9 inches) and contain rental units and Building TH1 would consist of three-story units (approximately 39 feet, 5 inches in height) and contain for-sale units. The ground floor of each building would be raised 3 to 5 feet above grade to accommodate flood plain design requirements. Building M1 would contain 221 rental units and front to Constitution Drive. Building M2 would include 220 rental units and would front to Jefferson Drive. Building M1 would also include an approximately 2,100-square-foot commercial space on the ground floor that would be open to the public. The commercial space could include retail, an eating establishment, personal services, private recreation, or other commercial uses

that will be further refined and identified prior to conducting the environmental analysis. Building TH1 would front to Constitution Drive and would be made of up six townhome buildings that would each contain seven units, for a total of 42 units.

Buildings M1 and M2 would both include at-grade, two-level, approximately 53,078-square-foot, 256-space parking garages with automated lifts. A total of 512 parking spaces would be provided between the two buildings, 441 of which would be unbundled and available for residents (or others) to rent, and 71 of which would be designated as visitor parking. Dedicated bicycle storage areas would also be provided.

A total of approximately 55,085 square feet of open space would be provided with Buildings M1 and M2. . Building TH1 would include a total of approximately 40,484 square feet of open space. Publicly accessible open space would consist of the approximately 12,557-square-foot pedestrian paseo that would bisect the site and provide access between Constitution Drive and Jefferson Drive, and an approximately 11,206-square-foot extension of the pedestrian paseo running between the townhome buildings. Approximately 11.3 percent of the project site would be publicly accessible open space.

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

- EIR Certification
- Use Permit
- Architectural Control
- Lot Line Adjustment
- Major Subdivision
- Heritage Tree Removal Permit
- Below Market Rate Housing Agreement

There will be a fiscal impact analysis conducted regarding the proposed project. 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.

RESPONSIBLE AGENCIES: The agencies listed below are expected to review the draft focused EIR to evaluate the proposed project:

- Pacific Gas & Electric
- California Department of Transportation
- California Regional Water Quality Control Board/San Mateo Countywide Water Pollution Prevention Program
- Native American Heritage Commission
- 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: ConnectMenlo, which updated the City's General Plan Land Use and Circulation Elements and rezoned 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 EIR was prepared as a program EIR, pursuant to CEQA Guidelines Section 15168. The City certified the program EIR for ConnectMenlo on November 29, 2016. Section 15168(d) of the CEQA Guidelines provides information for simplifying the preparation of 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 proposed project, which is available for review online, at the City libraries, and at the Community Development Department (as listed above), has been prepared to evaluate the potential environmental impacts of the proposed project and determine what level of additional environmental review is appropriate. In accordance with the requirements outlined in Section 15168 of the CEQA Guidelines, the Initial Study has been prepared to disclose the relevant impacts and mitigation measures covered in the certified program-level ConnectMenlo EIR and discuss whether the proposed project is within the parameters of the certified ConnectMenlo EIR. In addition, as a result of the settlement agreement between the City of Menlo Park and the City of East Palo Alto regarding the ConnectMenlo EIR, certain topics are required to be analyzed. Based on the findings of the Initial Study, a focused EIR will be prepared for impacts that need further discussion and/or mitigation beyond that provided in the certified ConnectMenlo EIR. The focused EIR for the proposed project will be prepared and processed in accordance with CEQA and the CEQA Guidelines.

PROBABLE ENVIRONMENTAL EFFECTS: Based on the conclusions in the Initial Study, the following topics will be scoped out of the EIR: aesthetics; agriculture and forestry resources; biological resources; cultural resources; energy; geology and soils; hazards and hazardous materials; hydrology and water quality; land use and planning; mineral resources; public services; recreation; utilities and service systems; and wildfire. These topic areas were adequately analyzed in the ConnectMenlo EIR and no additional potential impacts or mitigation measures have been identified in the Initial Study. Therefore, the focused EIR will analyze whether the proposed project would have a significant environmental impact in the following areas:

- Air Quality;
- Greenhouse Gas Emissions;
- Noise (traffic noise);
- Population and Housing;
- Transportation; and
- Tribal Cultural Resources

ALTERNATIVES: Based on the significance conclusions determined in the focused EIR, alternatives to the proposed project will be identified and analyzed to reduce identified impacts. Section 15126.6(e) of the CEQA Guidelines requires the evaluation of a No Project Alternative. Other alternatives may be considered during preparation of the EIR and will comply with the CEQA Guidelines, which call for a "range of reasonable alternatives to the project, or the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.

EIR PROCESS: Following the close of the NOP comment period, a draft focused EIR will be prepared that will consider all NOP comments. In accordance with CEQA Guidelines Section 15105(a), the draft focused EIR will be released for public review and comment for a required 45-day review period. Following the close of the 45-day public review period, the City will prepare a final EIR, which will

include responses to all substantive comments received on the draft focused EIR. The draft focused EIR and final EIR will be considered by the Planning Commission in making the decision to certify the EIR and approve or deny the project.

Tom A. Smith
City of Menlo Park

November 25, 2019



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FIGURE 1

LEGEND

Project Site

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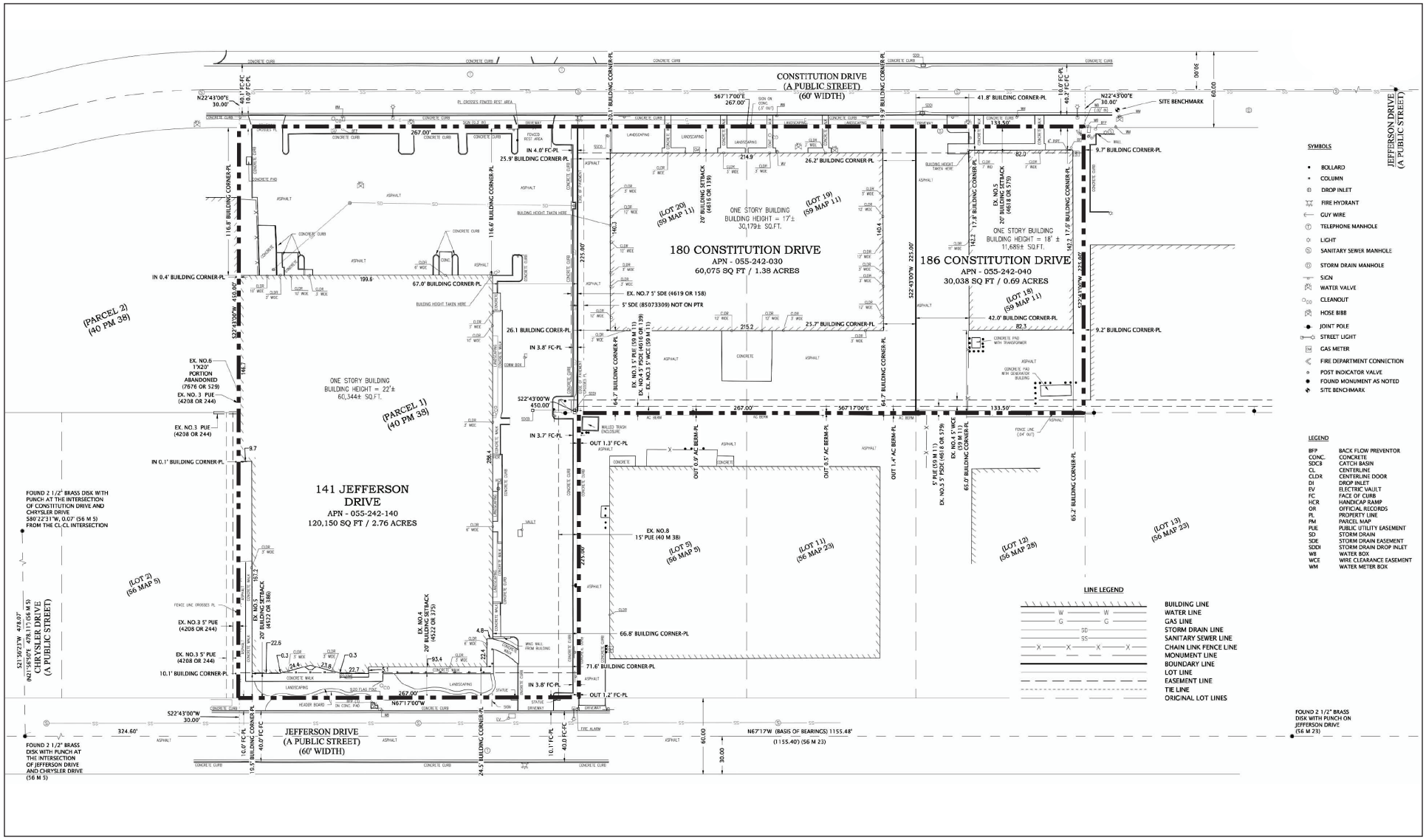
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Menlo Uptown Project NOP

Project Location and Regional Vicinity Map

SOURCE: ESRI World Map (08/19).

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FIGURE 2

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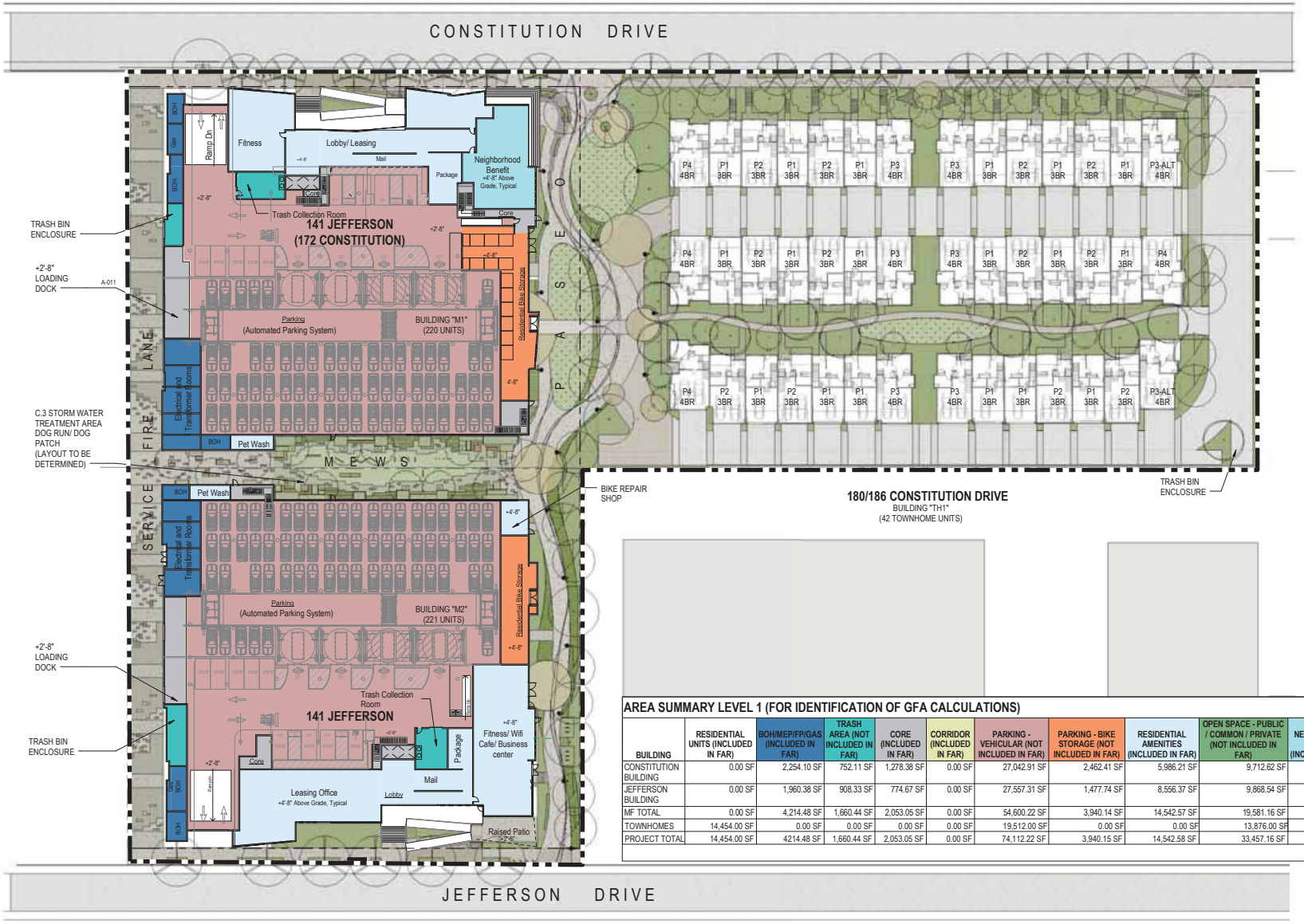
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Project Boundary

Menlo Uptown Project NOP
Existing Site Conditions

SOURCE: BKF, JULY 2019.

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AREA SUMMARY LEVEL 1 (FOR IDENTIFICATION OF GFA CALCULATIONS)

BUILDING	RESIDENTIAL UNITS (INCLUDED IN FAR)	BOH/MEP/FP/GAS (INCLUDED IN FAR)	TRASH AREA (NOT INCLUDED IN FAR)	CORE (INCLUDED IN FAR)	CORRIDOR (INCLUDED IN FAR)	PARKING - VEHICULAR (NOT INCLUDED IN FAR)	PARKING - BIKE STORAGE (NOT INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	OPEN SPACE - PUBLIC / COMMON / PRIVATE (NOT INCLUDED IN FAR)	NEIGHBORHOOD BENEFIT (INCLUDED IN FAR)
CONSTITUTION BUILDING	0.00 SF	2,254.10 SF	752.11 SF	1,278.38 SF	0.00 SF	27,042.91 SF	2,462.41 SF	5,986.21 SF	9,712.62 SF	2,116.78 SF
JEFFERSON BUILDING	0.00 SF	1,960.38 SF	908.33 SF	774.67 SF	0.00 SF	27,557.31 SF	1,477.74 SF	8,556.37 SF	9,868.54 SF	0.00 SF
MF TOTAL	0.00 SF	4,214.48 SF	1,660.44 SF	2,053.05 SF	0.00 SF	54,600.22 SF	3,940.14 SF	14,542.57 SF	19,581.16 SF	2,116.78 SF
TOWNHOMES	14,454.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	19,512.00 SF	0.00 SF	0.00 SF	13,876.00 SF	0.00 SF
PROJECT TOTAL	14,454.00 SF	4214.48 SF	1,660.44 SF	2,053.05 SF	0.00 SF	74,112.22 SF	3,940.15 SF	14,542.58 SF	33,457.16 SF	2,116.87 SF

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FIGURE 3

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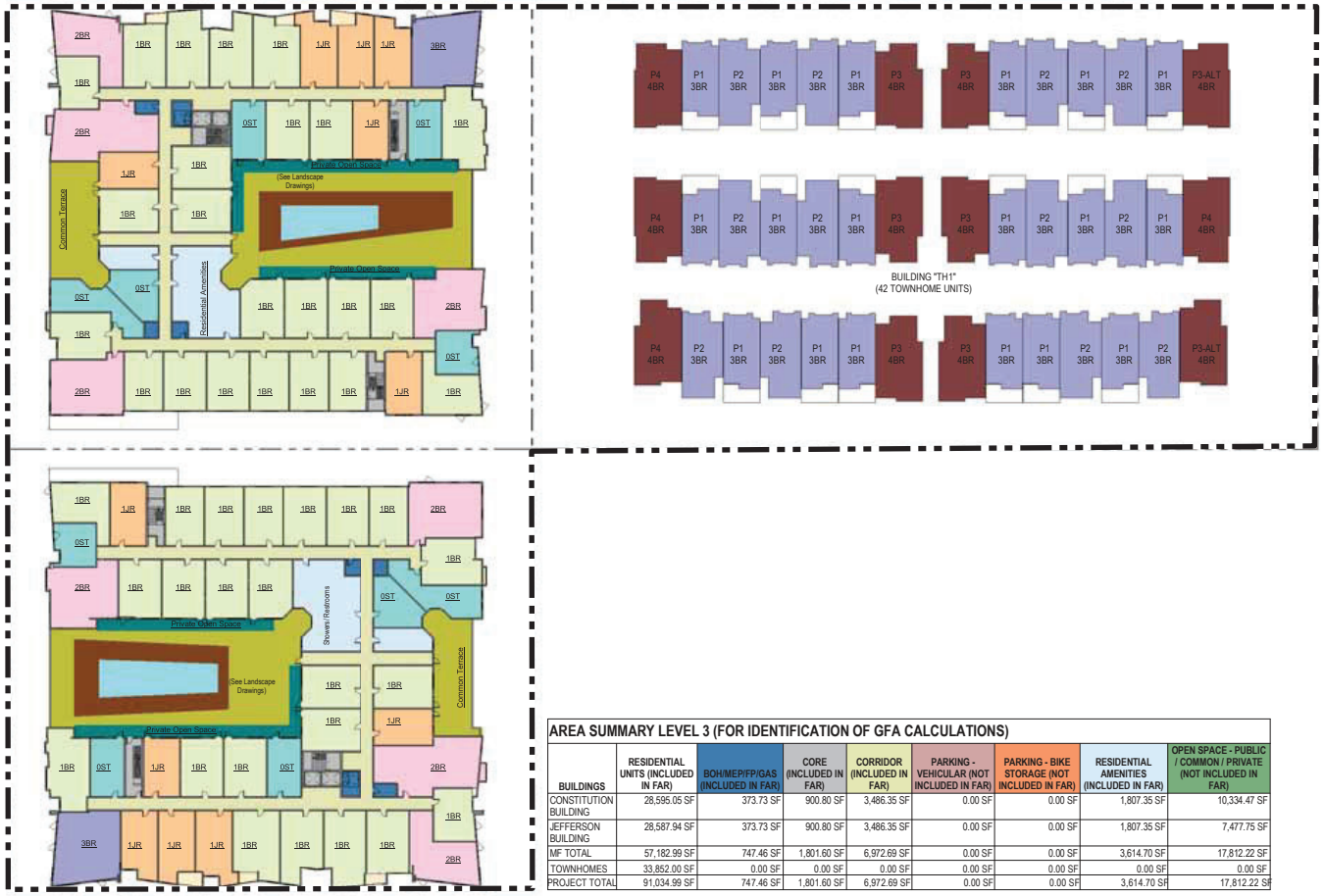
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Project Boundary

SOURCE: CITY OF MENLO PARK, NOVEMBER 6, 2019.

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Menlo Uptown Project NOP
Conceptual Ground Level Site Plan



PLAN LEGEND

- 0 Studio (FAR)
- 1 Junior Bedroom (FAR)
- 1 Bedroom (FAR)
- 2 Bedroom (FAR)
- 3 Bedroom (FAR)
- 4 Bedroom (FAR)

AREA SUMMARY LEVEL 3 (FOR IDENTIFICATION OF GFA CALCULATIONS)

BUILDINGS	RESIDENTIAL UNITS (INCLUDED IN FAR)	BOH/MEP/FP/GAS (INCLUDED IN FAR)	CORE (INCLUDED IN FAR)	CORRIDOR (INCLUDED IN FAR)	PARKING - VEHICULAR (NOT INCLUDED IN FAR)	PARKING - BIKE STORAGE (NOT INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	OPEN SPACE - PUBLIC / COMMON / PRIVATE (NOT INCLUDED IN FAR)
CONSTITUTION BUILDING	28,595.05 SF	373.73 SF	900.80 SF	3,486.35 SF	0.00 SF	0.00 SF	1,807.35 SF	10,334.47 SF
JEFFERSON BUILDING	28,587.94 SF	373.73 SF	900.80 SF	3,486.35 SF	0.00 SF	0.00 SF	1,807.35 SF	7,477.75 SF
MF TOTAL	57,182.99 SF	747.46 SF	1,801.60 SF	6,972.69 SF	0.00 SF	0.00 SF	3,614.70 SF	17,812.22 SF
TOWNHOMES	33,852.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
PROJECT TOTAL	91,034.99 SF	747.46 SF	1,801.60 SF	6,972.69 SF	0.00 SF	0.00 SF	3,614.70 SF	17,812.22 SF

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FIGURE 4

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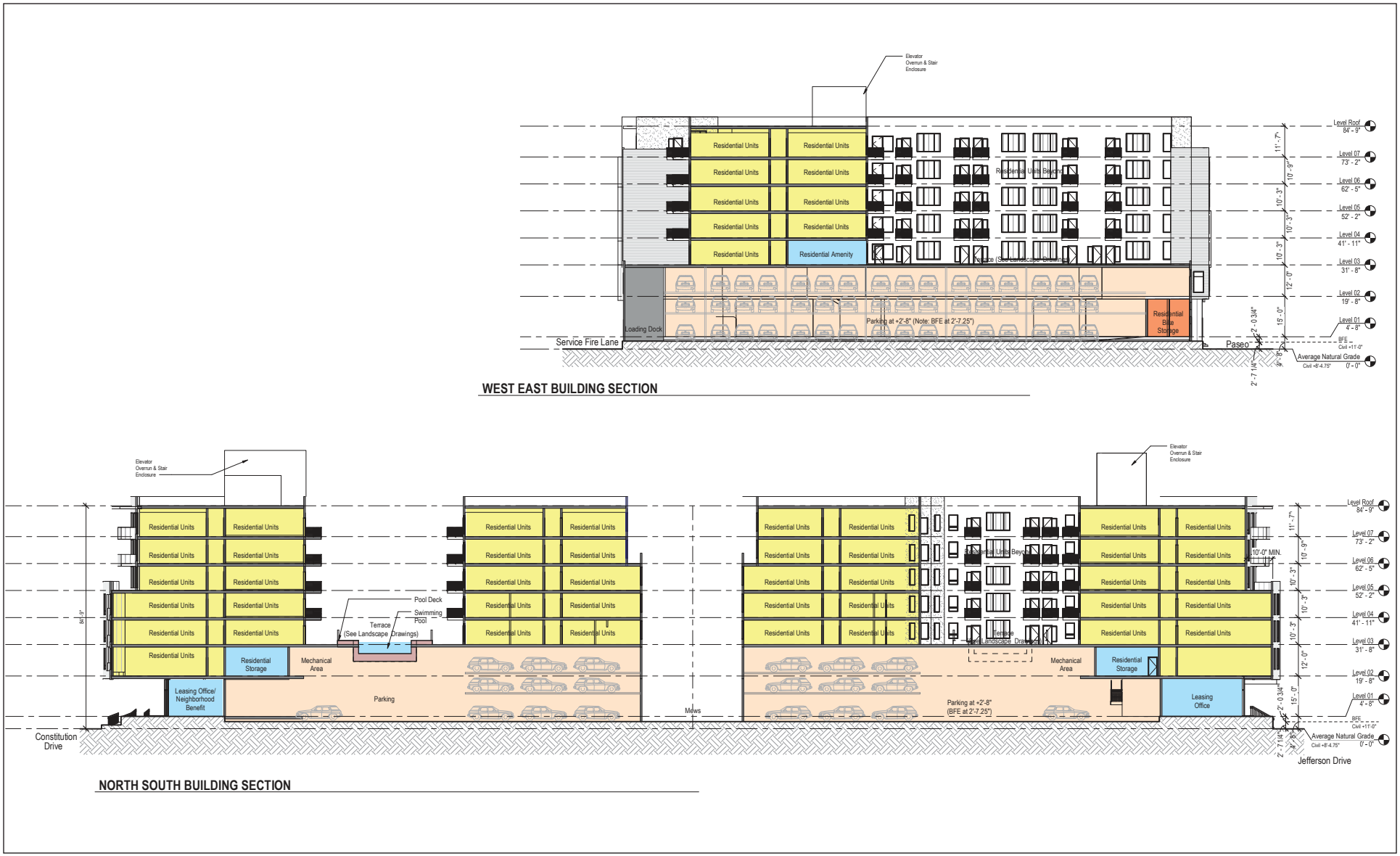
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Project Boundary

Menlo Uptown Project NOP
Conceptual Third (Podium) Level Site Plan

SOURCE: CITY OF MENLO PARK, NOVEMBER 6, 2019.

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FIGURE 5

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Menlo Uptown Project NOP
Conceptual Building Sections

SOURCE: CITY OF MENLO PARK, NOVEMBER 6, 2019.

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