



**NOTICE OF PREPARATION  
OF AN  
ENVIRONMENTAL IMPACT REPORT  
FOR THE  
1300 EL CAMINO REAL GREENHEART PROJECT  
CITY OF MENLO PARK  
July 14, 2014**

Notice is hereby given that the City of Menlo Park will be the Lead Agency and will prepare an Infill Environmental Impact Report (EIR) for the 1300 El Camino Real Greenheart Project. An Appendix N: Infill Environmental Checklist (Checklist) has been prepared along with this Notice of Preparation (NOP), which scopes out several environmental topics from further review. The EIR will address the potential physical environmental effects for those environmental topics that have not been scoped out, as outlined in the California Environmental Quality Act (CEQA) and pursuant to Senate Bill (SB) 226, Streamlining for Infill Projects. The City is requesting comments on the Checklist as they relate to the scope and content of the EIR. The Checklist is available for review at the Community Development Department and online at:

[www.menlopark.org/732/1300-El-Camino-Real](http://www.menlopark.org/732/1300-El-Camino-Real)

A Scoping Session will be held as part of the Planning Commission meeting on August 4, 2014 starting at 7:00 p.m. at the Menlo Park City Council Chambers located at 701 Laurel Street, Menlo Park, 94025. The Scoping Session is part of the EIR scoping process during which the City solicits input from the public and other agencies on specific topics that they believe should be addressed in the environmental analysis. Written comments on Infill Environmental Checklist and the scope of the EIR may also be sent to:

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Comments are requested within 30 days, or by August 13, 2014

**PROJECT LOCATION AND EXISTING CONDITIONS:** The proposed 6.4-acre Project site is located in the City of Menlo Park and is generally bound by residential and commercial development along Glenwood Avenue to the north, the Caltrain and Garwood Way right-of-ways to the east, Oak Grove Avenue to the south and El Camino Real to the west.<sup>1</sup> Downtown Menlo Park is approximately 0.1 mile southwest of the Project site. In total, the Project site contains seven existing buildings with approximately 25,800 square feet (sf) that front onto Derry Lane, Oak Grove Avenue, and El Camino Real. In addition, the Project site features parking areas, expansive pavement, and limited vegetative features. The Project site includes 11 individual parcels. The location of the Project site is depicted in Figure 1.

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<sup>1</sup> For descriptive purposes, true northwest is Project north with El Camino Real running in a north-south direction and Oak Grove Avenue running in an east-west direction.

The Project site is located within the Menlo Park El Camino Real and Downtown Specific Plan (Specific Plan) area. The City has developed the Specific Plan to establish a framework for private and public improvements in the Plan area for the next 30 years. The Specific Plan addresses approximately 130 acres of land and focuses on the character and density of private infill development, the character and extent of enhanced public spaces, and circulation and connectivity improvements. On June 5, 2012, the City Council certified the Specific Plan Program EIR (Program EIR).

**PROJECT DESCRIPTION:** Greenheart Land Company (Project Sponsor) is proposing to redevelop the Project site into a mixed-use development. The Project would demolish the existing structures in the southern portion of the site and construct approximately 420,000 sf of mixed uses. In total, the Project would include three mixed-use buildings, a surface parking lot, underground parking garages (up to two levels deep), onsite linkages, and landscaping. The uses at the Project site would include a range of approximately 195,000 sf to 210,000 sf of non-medical office space in two buildings; approximately 203,000 sf to 210,000 sf of residential space (up to 220 housing units) in one building; and up to 22,000 sf of retail/restaurant space throughout the proposed office and residential buildings. The Project would provide 1,071 parking spaces within parking garages and a surface parking lot. The Project Sponsor's conceptual site plan is shown in Figure 2.

The two office buildings would be oriented in an east-west direction and would front onto El Camino Real. Both buildings would be three stories and would not exceed 48 feet in height. Each building would include approximately 105,000 sf of building area with lobbies, office spaces, and potential retail/restaurant space in the western frontages of the building along El Camino Real. A plaza would be situated between the two buildings with landscaping, water features, and outdoor dining areas. Together, the two office/retail buildings would not exceed 210,000 sf.

The residential building would front along Oak Grove Avenue and Garwood Way and would consist of approximately 210,000 sf. Plazas would be located between this building and the adjacent office building to the north and west, and at the corner of Oak Grove Avenue and Garwood Way. The building would also wrap around a center courtyard area with a pool. Potential retail/restaurant space would be located along the Oak Grove Avenue street frontage. The residential building would consist of four stories and would not exceed 48 feet in height.

In total, the three buildings would cover approximately 45 percent of the Project site and would be constructed at 1.5 floor area ratio (FAR). A 10,000-sf public park, Garwood Way Public Park, would be located in the northeast corner of the Project site adjacent to Garwood Way and the Caltrain right-of-way. The park would contain up to two bocce courts, seating and table areas for casual picnicking, resting, table game play (chess and checkers), and a gathering area. A portion of the park may be used as bioswales for the San Mateo County National Pollutant Discharge Elimination System (NPDES) C.3 storm water requirements as well utilizing native grasses in these areas.

**PROJECT APPROVALS:** The following approvals would be required by the City under the Project:

- Environmental Review
- Approval of Public Benefit Bonus
- Architectural Control Review
- Lot Line Adjustment/Lot Merger
- Heritage Tree Removal Permits
- Below Market Rate Housing Agreement

**RESPONSIBLE AGENCIES:** The below agencies are expected to review the Draft EIR to evaluate the Project:

- Bay Area Air Quality Management District
- California Department of Transportation
- California Regional Water Quality Control Board, San Francisco Bay Region/San Mateo Countywide Water Pollution Prevention Program
- Department of Toxic Substances Control
- City/County Association of Governments
- Menlo Park Fire Protection District
- San Mateo County Environmental Health Division
- West Bay Sanitary District

**INTRODUCTION TO THE INFILL EIR:** An Infill Environmental Checklist for the Project has been prepared by the City, in conformance with Section 15183.3 of the State CEQA Guidelines and Section 21094.5 of the Public Resources Code (PRC), adopted per SB 226. SB 226 was developed to eliminate repetitive analysis of effects of a project that were previously analyzed in a programmatic EIR for a planning-level decision or are substantially mitigated by uniformly applied development policies. As discussed above, the Project site is within the Specific Plan area. Since the Project site plan and development parameters are consistent with the development anticipated by the Specific Plan, the Specific Plan EIR (certified June 2012) is applicable to this Project.

It has been determined that the proposed infill Project would have effects that either have not been analyzed in the prior Specific Plan EIR, or are more significant than described in the prior EIR, and that no uniformly applicable development policies would substantially mitigate such effects. Therefore, since these impacts could be significant, an Infill EIR is required to analyze those effects.

The purpose of an EIR is to inform decision-makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential to cause significant effects on the environment; examine methods of reducing adverse environmental impacts; and identify alternatives to the proposed project. The 1300 El Camino Real Greenheart Project Infill EIR will be prepared and processed in accordance with CEQA and the State CEQA Guidelines. The EIR will include the following:

- Summary of the Project and its potential environmental effects;
- Description of the Project;
- Description of the existing environmental setting, potential environmental impacts of the Project, and mitigation measures to reduce significant environmental effects of the Project;
- Alternatives to the Project;
- Cumulative impacts; and
- CEQA conclusions.

**PROBABLE ENVIRONMENTAL EFFECTS:** Based on the Checklist, the following topics will be scoped out of the EIR: Aesthetics, Agricultural/Forestry Resources, Air Quality (operational), Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Land Use, Mineral Resources, Noise (all but traffic noise), Population and Housing, Public Services, and Utilities. Therefore, the EIR will analyze whether the Project would have significant environmental impacts in the following areas:

- Air Quality (construction)
- Hazards and Hazardous Materials

- Noise (traffic noise)
- Transportation and Traffic

In order to prepare these sections and analyze the impacts, a Transportation Impact Analysis (TIA) will be prepared. The TIA will focus on intersections, residential and non-residential roadway segments, and Routes of Regional Significance.

The following 27 intersections will be included in the TIA:

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|----------------------------------------------------------------|------------------------------------------------------------------|
| 1. <i>El Camino Real and Encinal Avenue</i> <sup>2</sup>       | 15. Santa Cruz Avenue and University Drive (S)                   |
| 2. <i>El Camino Real and Valparaiso Avenue/Glenwood Avenue</i> | 16. Laurel Street and Glenwood Avenue                            |
| 3. <i>El Camino Real and Oak Grove Avenue</i>                  | 17. Alma Street and Ravenswood Avenue                            |
| 4. <i>El Camino Real and Santa Cruz Avenue</i>                 | 18. Alma Street and Oak Grove Avenue                             |
| 5. <i>El Camino Real and Ravenswood Avenue/Menlo Avenue</i>    | 19. Garwood Way and Glenwood Avenue                              |
| 6. <i>El Camino Real and Roble Avenue</i>                      | 20. Derry Lane (Garwood Way)/Merrill Street and Oak Grove Avenue |
| 7. <i>El Camino Real and Middle Avenue</i>                     | 21. Santa Cruz Avenue and University Drive (N)                   |
| 8. <i>El Camino Real and Cambridge Avenue</i>                  | 22. Oak Grove Avenue and University Drive                        |
| 9. University Drive and Valparaiso Avenue                      | 23. Encinal Avenue and Laurel Street                             |
| 10. Laurel Street and Oak Grove Avenue                         | 24. Middlefield Road and Oak Grove Avenue [Atherton]             |
| 11. Laurel Street and Ravenswood Avenue                        | 25. Middlefield Road and Marsh Road [Atherton]                   |
| 12. Middlefield Road and Willow Road                           | 26. Middlefield Road and Glenwood Avenue [Atherton]              |
| 13. Middlefield Road and Ringwood Avenue                       | 27. Encinal Avenue and Middlefield Road [Atherton]               |
| 14. Middlefield Road and Ravenswood Avenue                     |                                                                  |

In addition, 14 residential and non-residential roadway segments will be analyzed:

1. Middlefield Road north of Glenwood Avenue
2. Middlefield Road south of Oak Grove Avenue
3. Ravenswood Avenue east of Laurel Street
4. Valparaiso Avenue west of El Camino Real
5. Oak Grove Avenue west of Laurel Street
6. Oak Grove Avenue east of Laurel Street
7. Glenwood Avenue west of Laurel Street
8. Glenwood Avenue east of Laurel Street
9. Encinal Avenue east of Laurel Street
10. Laurel Street south of Oak Grove Avenue
11. Laurel Street north of Glenwood Avenue
12. Alma Street south of Oak Grove Avenue
13. Merrill Street south of Oak Gove Avenue
14. Garwood Way south of Glenwood Avenue

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<sup>2</sup> State-controlled intersections are shown with *italic* type.

The environmental impacts of the Project will be measured as the change that results from the Project against “baseline” environmental conditions. For the purposes of the topics analyzed in the EIR, the baseline environmental conditions for the Project include existing conditions at the release of this NOP.

**ALTERNATIVES:** Based on the significance conclusions determined in the EIR, alternatives to the Project will be analyzed that might reduce identified impacts. Section 15126.6(e) of the CEQA Guidelines requires the evaluation of a No Project Alternative. Other alternatives will be considered during preparation of the EIR and will comply with the CEQA Guidelines that call for a “range of reasonable alternatives to the project, or to 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 EIR will be prepared that will consider all comments on the NOP and the Infill Environmental Checklist. In accordance with CEQA Guidelines Section 15105(a), the Draft EIR will be released for public review and comment for the 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 EIR. The Draft EIR and Final EIR and will be considered by the Planning Commission and City Council in making the decision to certify the EIR and to approve or deny the Project.

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Thomas Rogers, Senior Planner  
City of Menlo Park

July 14, 2014

Date