
2 Introduction

2.1 Purpose of the California Environmental Quality Act Process

This draft environmental impact report (EIR) was prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental effects associated with implementation of the 123 Independence Drive Residential Project (proposed project or project). The Draft EIR was prepared in accordance with all criteria, standards, and procedures of CEQA as defined in the California Public Resources Code (PRC Section 21000 et seq.); the CEQA Guidelines provided in Title 14 of the California Code of Regulations (14 CCR 15000 et seq.); and the rules, regulations, and procedures for implementing CEQA as adopted by the City of Menlo Park (City). As the lead agency for the project, the City must complete an environmental review to determine whether the project could potentially result in significant adverse environmental effects.

CEQA Guidelines Section 15002 states that the basic purposes of CEQA are to:

- Inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities.
- Identify the ways that environmental damage can be avoided or significantly reduced.
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.
- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

Consistent with Section 15161 of the CEQA Guidelines, this document is a project-level EIR because it evaluates the potential environmental impacts associated with a specific project. In addition, the level of impact analysis in this Draft EIR corresponds to the degree of specificity deemed appropriate in accordance with CEQA Guidelines Section 15146. Specifically, this Draft EIR addresses the potentially significant environmental impacts that could occur as a result of construction and operation of the project; identifies appropriate and feasible mitigation measures, where necessary; and considers project alternatives that could reduce or avoid potential significant environmental effects.

This Draft EIR is an informational document for public agencies and members of the public, allowing informed decisions to be made regarding the purpose, objectives, and components of the proposed project. This Draft EIR is the primary reference document for the formulation and implementation of a Mitigation Monitoring and Reporting Program for the project, in compliance with CEQA (PRC Section 21081.6).

2.2 Legal Authority and Lead Agency

Pursuant to CEQA Section 21067 and CEQA Guidelines Section 15367, the City is the lead agency under whose authority this EIR has been prepared. “Lead agency” refers to the public agency that has the principal responsibility for carrying out or approving a project. Serving as the lead agency and before taking action to approve the project, the City has the obligation to (1) ensure that this EIR was completed in accordance with CEQA; (2) review and consider the information contained in this EIR as part of its decision-making process; (3) make a statement that

this EIR reflects the City's independent judgment; (4) ensure that all significant impacts on the environment are eliminated or substantially lessened, where feasible; and, if necessary, (5) make written findings for each unavoidable significant environmental effect stating the reasons why mitigation measures or project alternatives identified in this EIR are infeasible and citing the specific benefits of the project that outweigh its unavoidable adverse effects (14 CCR 15090–15093).

Pursuant to CEQA Guidelines Sections 15040 through 15043, and upon completion of the CEQA review process, the City will have the legal authority to do any of the following:

- Approve the project
- Require feasible changes in any or all activities involved in the project to substantially lessen or avoid significant effects on the environment
- Disapprove the project, if necessary, to avoid one or more significant effects on the environment that would occur if the project was approved as proposed
- Approve the project even though the project would cause a significant effect on the environment if the City makes a fully informed and publicly disclosed decision that (1) there is no feasible way to lessen the effect or avoid the significant effect and (2) expected benefits from the project will outweigh significant environmental impacts of the project

This EIR fulfills the CEQA environmental review requirements for the proposed Use Permit, Tentative Subdivision Map, and all other governmental discretionary actions related to the project, which are listed in Section 2.4.1, Requested Approvals and Reviews.

This document is an informational document intended for use by City decision makers, responsible agencies, and members of the public in evaluating the physical environmental impacts of the project. This Draft EIR is the primary reference document for the formulation and implementation of a Mitigation Monitoring and Reporting Program for the project, in compliance with California Public Resources Code (PRC) Section 21081.6. As demonstrated throughout Section 4, Environmental Analysis, the proposed project was not found to result in any significant and unavoidable impacts. All significant and potentially significant impacts would be mitigated to a level considered less than significant. Thus, “a statement of overriding considerations” as defined in Section 15093(b) of the CEQA Guidelines, is not required for this project.

2.3 Responsible and Trustee Agencies

Section 21104 of the California PRC requires that all EIRs be reviewed by state responsible and trustee agencies (see also 14 CCR 15082 and 15086[a]). As defined by CEQA Guidelines Section 15381, “the term ‘Responsible Agency’ includes all public agencies other than the Lead Agency which have discretionary approval power over the project.” A trustee agency is defined in CEQA Guidelines Section 15386 as “a state agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California.” There are no such resources that could be affected by this project and thus there are no applicable trustee agencies.

2.4 Summary of Project Analyzed in This Environmental Impact Report

As discussed in Chapter 3, Project Description, the proposed project would involve demolition of five existing office and industrial buildings on the project site and construction of 316 residential apartments and 116 residential townhomes. The apartment building would be located in the northern portion of the project site, accessed from Constitution Drive. It would consist of five stories of apartment units, a landscaped courtyard in the center of the apartment building, and a parking structure providing 336 parking spaces with a single level below grade and a single level at grade. The townhomes would be constructed in the southern and eastern portions of the site, accessed from Independence Drive and Chrysler Drive. A wide pedestrian walkway (paseo) would be created extending between Constitution Drive and Independence Drive, providing pedestrian connection across the site and providing access to an approximately 14,022-square-foot park near the middle of the site. A pedestrian pathway would also extend from this park to Chrysler Drive.

The project is proposed under the provisions of Senate Bill (SB) 330, the Housing Crisis Act of 2019, and is a “housing development project” within the meaning of the Housing Accountability Act. In adopting SB 330, the California Legislature found that the lack of housing throughout the state is a critical problem that threatens the economic, environmental, and social quality of life and that the housing crisis has particularly exacerbated the need for affordable homes at prices below market rates. SB 330, as codified in Government Code Section 65905.5, directs that the City may hold no more than five public hearings for a project that complies with applicable, objective general plan and zoning standards that were in effect at the time a complete preliminary application was submitted (although for this project the applicant has agreed that the City may hold up to six public hearings to account for an additional CEQA scoping meeting held following changes in the project design). Further, the Housing Accountability Act requires that those development standards, conditions, and policies shall be applied to a project in a way that facilitates and accommodates development at the density permitted on the site and proposed by the individual project. The Housing Accountability Act also directs that such a project may not be disapproved or conditioned on reducing the density without making specific findings required by the Housing Accountability Act.

2.4.1 Requested Approvals and Reviews

The project would require a range of discretionary and ministerial actions under the jurisdiction of the City, as well as approvals from other agencies, as described below. This Draft EIR covers all state and local government and quasi-government approvals that may be needed to implement the project, whether or not they are explicitly listed in this section or elsewhere in this Draft EIR (14 CCR 15124[d]).

City of Menlo Park Planning Commission

- **Certification of Environmental Impact Report.** The Planning Commission will review the Draft EIR and determine whether to certify or reject this Draft EIR, along with appropriate CEQA Findings and the Mitigation Monitoring and Reporting Program.
- **Use Permit.** Project implementation would require approval of a Use Permit by the Planning Commission. Additionally, in considering approval of the Use Permit that would authorize the proposed bonus-level development within the Residential Mixed-Use Bonus (R-MU-B) zoning district, the Planning Commission will review the project’s appraisal identifying the value of the community amenities to be provided in exchange for the opportunity to develop at the bonus level.

- **Architectural Control.** Project implementation would require approval of the Architectural Control by the Planning Commission to authorize construction of the proposed buildings, landscaping, and design of access to parking facilities. When determining whether to approve Architectural Control, the Planning Commission must find that project's general appearance is compatible with the aesthetic character of the surrounding area and that the project would not be detrimental to the harmonious and orderly growth of the city, would not impair the desirability of investment or occupation in the neighborhood, and would provide adequate parking.
- **BMR Housing Agreement.** Project implementation would require approval of a Below Market Rate (BMR) Housing Agreement, which details the plans for participation in the BMR program. For development projects of 20 or more units, the developer shall provide not less than 15 percent of the units at below market rates to very-low-, low-, and moderate-income households. The Planning Commission must approve the project's BMR Housing Agreement prior to issuance of a building permit or granting of other land use authorizations.
- **Heritage Tree Removal Permits.** The proposed project would include the removal of 29 trees that meet the City's definition of Heritage Trees. In considering whether to approve a Heritage Tree Removal Permit, the Planning Commission would review the proposed landscape plan/replacement tree plan, tree inventory and tree appraisal values, and construction plans and costs, and would consider whether any alternative designs that would preserve Heritage Trees are feasible.

City of Menlo Park City Council

- **Vesting Tentative Subdivision Map.** Project implementation would require processing of a Tentative Subdivision Map (TPM 20257) to reconfigure the existing five parcels that compose the project site (Assessor Parcel Numbers 055-236-140, 055-236-180, 055-236-240, 055-236-300, and 055-236-280). Covenants, Conditions, and Restrictions (CC&Rs) would be recorded with the subdivision map to establish the basis for the ownership of individual buildings on the parcel and the operation and maintenance of the common on-site improvements.

City of Menlo Park Ministerial Approvals

- Approvals for water, sewer, and storm drain infrastructure
- Demolition permits
- Grading permits
- Building permits
- Encroachment permits

Additional Agency Approvals or Review

- **Bay Area Air Quality Management District.** Job Number (J) Permit for asbestos removal during demolition; permit for on-site generator for emergency power supply to apartment building
- **California Department of Transportation.** Review of traffic circulation effects and consultation on potential traffic improvements that may affect state highway facilities, ramps, and intersections
- **California Regional Water Quality Control Board/San Mateo Countywide Water Pollution Prevention Program.** Approval of National Pollutant Discharge Elimination System permit for stormwater discharge
- **City/County Association of Governments.** Review of potential effects on Routes of Regional Significance
- **Menlo Park Fire Protection District.** Residential Site Plan review

- **Pacific Gas and Electric Company.** Approval of electrical improvements, including undergrounding of electrical infrastructure, and connection permits
- **San Mateo County Transportation Authority.** Review of potential effect on public transit
- **San Mateo County Environmental Health Division.** Review of on-site generator
- **West Bay Sanitary District.** Approval of wastewater hookups

2.5 Scope of This Environmental Impact Report

2.5.1 Notice of Preparation Scoping Process

The purpose of this Draft EIR is to evaluate the potential environmental impacts associated with implementation of the project. The City concluded that the project could have potential direct or indirect adverse effects on the environment. Accordingly, the City determined the need for preparation of an EIR for the project and as required under CEQA Guidelines Section 15082, the City prepared a Notice of Preparation (NOP) of the EIR to afford the public and other agencies the opportunity to comment on the scope of the Draft EIR. An NOP was initially circulated for public review from January 8, 2021, through February 8, 2021, based on the original project applications, which proposed development of a mixture of residential and office land uses. A scoping session was held by the Planning Commission on January 25, 2021. After that initial NOP circulation and scoping meeting, the project application was amended to eliminate the proposed office land uses and increase the number of dwelling units proposed. A revised NOP was then circulated for public review from September 11, 2021, through October 11, 2021, and a second scoping session was held by the Planning Commission on September 27, 2021. A summary of the agency and public comments received in response to both NOPs and during both scoping meetings is provided in Table 2-1. The written comments and both NOPs are included as Appendix A of this Draft EIR.

Table 2-1. Summary of Initial Study/Notice of Preparation Comments

Commenter	Date	Summary of Environmental Issues Raised
State Agency		
California Department of Fish and Wildlife	February 2, 2021	<ul style="list-style-type: none"> ▪ A complete project description is necessary to adequately evaluate potential impacts to fish and wildlife resources, including building heights/widths, sources of light and glare, stormwater or effluent drainage outlet systems, and fencing details. ▪ Existing vegetation and buildings within the project site could support nesting birds and bats, specific recommendations for mitigation measures are provided.
California Department of Transportation	February 8, 2021, and October 8, 2021	<ul style="list-style-type: none"> ▪ Potential increases in vehicle miles traveled (VMT) could occur. ▪ If a significant increase in VMT occurs, mitigation should support use of transit and active transportation modes and should include a Transportation Demand Management Program. ▪ Potential adverse effects to pedestrian, bicycle, and transit travel modes could occur. ▪ Project-generated travel demand may warrant new transit facilities.

Table 2-1. Summary of Initial Study/Notice of Preparation Comments

Commenter	Date	Summary of Environmental Issues Raised
Native American Heritage Commission	January 11, 2021, and September 13, 2021	<ul style="list-style-type: none"> A cultural resources assessment, records search, and Native American notification is warranted.
Local Agency		
Sequoia Union High School District	February 8, 2021, and October 11, 2021	<ul style="list-style-type: none"> Potential air quality impacts to local schools could occur. Potential noise impacts to local schools could occur. Potential adverse effects to pedestrian and bicycle safety, particularly for school-related travel, could occur. Potential adverse effects to school bus routes and safety of students traveling by vehicle and bus could occur. District's ability to serve project-specific and cumulative population increases and potential need for expanded or new school facilities is a concern. The potential for project-specific and cumulative growth to adversely affect public infrastructure that serves local schools is a concern.
Matthew Zeto, Chief Officer for Sequoia Union High School District	January 25, 2021	<ul style="list-style-type: none"> Potential project-specific and cumulative air quality, noise, and transportation effects on students at local schools could occur.
Individuals		
Conroy, Dorothy	January 25, 2001	<ul style="list-style-type: none"> Potential contribution to greenhouse gas emissions, which can be reduced with on-site solar generation, could occur. Adverse air quality effects due to tree removal could occur. Adverse effects due to increased water consumption, particularly in drought conditions, could occur. The need for meaningful green space should be addressed.
DeCardy	January 25, 2021	<ul style="list-style-type: none"> Potential adverse cumulative transportation effects could occur.
Fry, Patti	September 16, 2021	<ul style="list-style-type: none"> Potential for light, noise, windows, and household pets to affect wildlife in the Baylands and Bedwell Bayfront Park is a concern.
Jones, Pam	January 25, 2001, and September 27, 2021	<ul style="list-style-type: none"> Potential effects to Native American resources could occur. Potential adverse cumulative transportation effects on residential neighborhoods could occur. The Housing Needs Assessment should reflect consideration of SB 1000 Environment Justice Element and the Investment/Disinvestment Facebook Housing Study. The Housing Needs Assessment should consider potential displacement of existing residents. Appropriate numbers of Below Market Rate (BMR) units should be provided.
Novello, Kim	January 25, 2021	<ul style="list-style-type: none"> The need for adequate open space and vegetation should be addressed.

2.5.2 Environmental Issues Determined Not to Be Significant

Pursuant to CEQA, the discussion of potential environmental impacts is focused on those impacts that could be significant or potentially significant. CEQA allows the lead agency to limit the detail of discussion of the environmental impacts that are not considered potentially significant (PRC Section 21100; 14 CCR 15126.2[a] and 15128). CEQA requires that the discussion of any significant environmental effect be limited to substantial, or potentially substantial, adverse changes in physical conditions that exist within the affected area, as defined in PRC Section 21060.5. In accordance with CEQA Guidelines Section 15143, environmental impacts dismissed in an analysis as clearly insignificant and unlikely to occur need not be discussed further in the EIR unless the lead agency subsequently receives information inconsistent with the finding.

As discussed further in Chapter 5, Effects Found Not to Be Significant, the proposed project is not anticipated to result in significant environmental effects in the following areas:

- Agriculture and Forestry Resources
- Mineral Resources
- Wildfire

The project site is fully developed in an urbanized area and is located between State Route 84 and US 101. As such, there are no agriculture and forestry or mineral resources on or adjacent to the site and the proposed project would have no adverse effects associated with such resources. Further, wildfires are not a concern because there are no areas of substantial vegetation in proximity to the project site and there are no mapped Fire Hazard Severity Zones near the site. Thus, as stated in the NOP, this EIR does not include analysis of these topics.

In addition, Chapter 5 provides a summary of the environmental resource topics for which the impact analysis presented throughout Chapter 4 demonstrates that the project would have no impact or a less than significant impact without implementation of mitigation measures.

2.5.3 Environmental Issues Determined to Be Potentially Significant

Pursuant to CEQA and CEQA Guidelines Section 15064, in this Draft EIR the discussion of potentially significant environmental impacts is focused on those impacts that the lead agency has determined could be potentially significant. A determination of those environmental impacts that would be potentially significant was made for the project based on a review of comments received as part of the NOP scoping process and additional research and analysis of relevant information during preparation of this Draft EIR.

The project site is within the ConnectMenlo General Plan Update EIR study area. The ConnectMenlo General Plan Update (City of Menlo Park 2016), which updated the City's General Plan Land Use and Circulation Elements and rezoned the land in the M-2 Area (now referred to as the Bayfront Area), was approved on November 29, 2016.

The City has determined that the project warrants a full EIR, with the exception of the three topics listed in Section 2.5.2, and thus has elected not to prepare an initial study. The EIR is anticipated to include most of the environmental resource topics addressed in CEQA Guidelines Appendix G; specifically, the following:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources

- Energy
- Geology, Soils, Seismicity, and Paleontological Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

Under a 2017 settlement agreement between the Cities of Menlo Park and East Palo Alto, the City of Menlo Park is required to prepare an EIR for projects like this one that request bonus-level development within the R-MU-B zoning district. The agreement establishes requirements for transportation impact analysis and mitigation and for preparation of a Housing Needs Assessment, both of which are included in this EIR. The analysis in Sections 4.1 through 4.16 demonstrates that for all resource areas, the project would either have no impact, less than significant impacts, or less than significant impacts with implementation of mitigation measures. The project would not result in any significant and unavoidable impacts.

2.6 Organization of This Environmental Impact Report

This Draft EIR contains all of the information required to be included in an EIR, as specified by CEQA and the CEQA Guidelines (PRC Section 21000 et seq.; 14 CCR 15000 et seq.). The following provides a quick reference in locating the CEQA-required sections within this document:

- **Chapter 1: Executive Summary.** The Executive Summary provides a summary of the project and project alternatives, including a summary of the project and cumulative impacts, recommended mitigation measures, and the level of significance after mitigation for each environmental issue.
- **Chapter 2: Introduction.** This Introduction provides an overview of the project and the CEQA process, and describes the purpose, scope, and components of this Draft EIR.
- **Chapter 3: Project Description.** The Project Description provides a detailed description of the project, including the location and project characteristics. The intended uses of this Draft EIR, project background, project objectives, and required project approvals are also identified.
- **Chapter 4: Environmental Analysis.** The Environmental Analysis chapter analyzes the environmental impacts of the project. Impacts are organized into major environmental topic areas. Each topic area includes a description of the environmental setting, regulatory framework, thresholds of significance, individual and cumulative impacts, mitigation measures, and level of significance after mitigation. The proposed project's potential contribution to cumulative impacts is also discussed. The following specific environmental areas are addressed in Chapter 4:
 - Section 4.1 – Aesthetics
 - Section 4.2 – Air Quality
 - Section 4.3 – Biological Resources
 - Section 4.4 – Cultural Resources
 - Section 4.5 – Energy
 - Section 4.6 – Geology, Soils, Seismicity, and Paleontological Resources
 - Section 4.7 – Greenhouse Gas Emissions

- Section 4.8 – Hazards and Hazardous Materials
- Section 4.9 – Hydrology and Water Quality
- Section 4.10 – Land Use and Planning
- Section 4.11 – Noise
- Section 4.12 – Population and Housing
- Section 4.13 – Public Services and Recreation
- Section 4.14 – Transportation
- Section 4.15 – Tribal Cultural Resources
- Section 4.16 – Utilities and Service Systems
- **Chapter 5: Effects Found Not to Be Significant.** The Effects Found Not to Be Significant chapter provides a summary of environmental topic areas where preparation of the NOP indicated that the project would have no impact and therefore no additional discussion in this EIR is warranted as well as summaries of the discrete CEQA Guidelines thresholds for which the EIR analysis demonstrates that the project would have no impact or impacts would remain less than significant without implementation of mitigation measures.
- **Chapter 6: Other CEQA Considerations.** The Other CEQA Considerations chapter provides a summary of significant environmental impacts, including unavoidable, irreversible, and growth-inducing impacts.
- **Chapter 7: Alternatives.** The Alternatives chapter provides a comparison between the project impacts and three project alternatives: (1) the No Project/No Development Alternative, (2) the Mixed Use Alternative, and (3) the Base-Level Development Alternative.
- **Chapter 8: List of Preparers.** The List of Preparers chapter provides a list of the organizations, persons consulted, and various individuals who contributed to the preparation of this Draft EIR. This section also includes a list of the lead agency personnel and technical consultants who helped prepare this Draft EIR.
- **Appendices.** The technical appendices contain the NOPs (including public comments), site plans, and technical studies prepared to support the analyses and conclusions in this Draft EIR.

The Final EIR will be prepared after the public review period for this Draft EIR has been completed. The Final EIR will include comments and recommendations received on the Draft EIR during the public review period; a list of persons, organizations, and public agencies commenting on the Draft EIR; written responses to significant environmental issues identified in the comments received; and any other relevant information added by the City.

2.7 Documents Incorporated by Reference

Pursuant to CEQA Guidelines Section 15150, this Draft EIR has referenced several technical studies, analyses, and previously certified environmental documents. Information from these documents, incorporated by reference, is briefly summarized in the appropriate chapters and sections. CEQA Guidelines Section 15150(b) requires that when documents are incorporated by reference, the EIR identify where such documents are available for public review. The documents incorporated by reference and the locations where they are available for public review are:

- City of Menlo Park ConnectMenlo: General Plan Land Use and Circulation Elements and M-2 Area Zoning Update, Public Review Draft Environmental Impact Report, SCH No. 2015062054
 - <https://beta.menlopark.org/Government/Departments/Community-Development/Planning-Division/Comprehensive-planning/ConnectMenlo/Environmental-Impact-Report#section-3>

- City of Menlo Park ConnectMenlo: General Plan Land Use and Circulation Element and M-2 Area Zoning Update, Response to Comments Document, SCH No. 2015062054
 - <https://beta.menlopark.org/Government/Departments/Community-Development/Planning-Division/Comprehensive-planning/ConnectMenlo/Environmental-Impact-Report#section-3>

2.8 Documents Referenced Throughout this EIR

In addition to the documents incorporated by reference, this EIR relies on the following documents for background information regarding the environmental setting and regulatory framework applicable to the proposed Project:

- City of Menlo Park General Plan (2016)
 - <https://www.menlopark.org/146/General-Plan>
- City of Menlo Park Municipal Code (2021)
 - <https://www.codepublishing.com/CA/MenloPark/>

2.9 Documents Prepared for the Project

The following documents and technical studies and analyses were prepared for the project and project site and are included as appendices of this Draft EIR:

- Appendix A: NOPs and Scoping Comments
- Appendix B: Project Plans (September 7, 2022)
- Appendix C1: Air Quality Modeling Data
- Appendix C2: Construction Health Risk Assessment
- Appendix D1: Special Status Plants Potential to Occur
- Appendix D2: Special Status Wildlife Potential to Occur
- Appendix D3: Menlo Park Heritage Tree Ordinance (March 30, 2004)
- Appendix D4: Arborist Inventory and Report
- Appendix E1: Phase 1 Archaeological Assessment
- Appendix E2: Historical Resources Technical Report
- Appendix F1: Geotechnical Investigation
- Appendix F2: Phase I Environmental Site Assessment
- Appendix G1: Hydrology Report
- Appendix G2: Stormwater Management Plan
- Appendix H: Noise Calculations
- Appendix I1: Housing Needs Assessment
- Appendix I2: Housing Needs Assessment Supplemental Memorandum
- Appendix J1: Transportation Impact Analysis
- Appendix J2: Transportation Demand Management Program
- Appendix K1: 123 Independence Water Budget
- Appendix K2: Townhome Parcel Zero Waste Management Plan
- Appendix K3: Apartments Zero Waste Management Plan

2.10 Review of the Draft Environmental Impact Report

Upon completion of this Draft EIR, the City prepared and filed a Notice of Completion with the Governor's Office of Planning and Research, State Clearinghouse to start the public review period (as specified in PRC Section 21161). Concurrent with the Notice of Completion, the City distributed a Notice of Availability in accordance with CEQA Guidelines Section 15087. The Notice of Availability was mailed to the agencies, organizations, and individuals who had previously requested a copy in writing. This Draft EIR was distributed to responsible and trustee agencies, other affected agencies, surrounding cities and municipalities, and all interested parties requesting a copy of this document in accordance with PRC Section 21092(b)(3). The public review period for this Draft EIR is Monday, November 28, 2022, through Tuesday, January 17, 2023. During the public review period, this Draft EIR, including the appendices, is available for review at the following locations:

In Person

Menlo Park Main Library
800 Alma Street
Menlo Park, California 94025

Belle Haven Branch Library
413 Ivy Drive
Menlo Park, California 94025

Online

<https://www.menlopark.org/1695/123-Independence-Drive>

Agencies, organizations, individuals, and all other interested parties who were not previously contacted or who did not respond to the NOP currently have the opportunity to comment on this Draft EIR during the public review period. Written or email comments on this Draft EIR should be addressed to:

Payal Bhagat, Contract Principal Planner
City of Menlo Park
701 Laurel Street
Menlo Park, California 94025
Phone: 650.330.6702
Email: PBhagat@menlopark.org

Upon completion of the public review period, written responses to all substantive environmental comments will be prepared and made available prior to the public hearing on the project before the Planning Commission, at which a determination will be made regarding certification of the Final EIR and approval of most of the requested entitlements and a recommendation will be made regarding the Vesting Tentative Subdivision Map. Following the Planning Commission's determination, a public hearing on the project will be held by the City Council, at which a determination will be made on the proposed Vesting Tentative Subdivision Map. The comments received and the responses to those comments will be included as part of the record for consideration for the project.

INTENTIONALLY LEFT BLANK