

WILLOW VILLAGE MASTER PLAN PROJECT ENVIRONMENTAL IMPACT REPORT

PREPARED FOR:

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Acronyms and Abbreviations

°C	degree Celsius
2017 Scoping Plan	2017 Climate Change Scoping Plan
AADT	Annual average daily traffic
AB	Assembly Bill
ABAG	Association of Bay Area Governments
AC Transit	Alameda-Contra Costa Transit District
ADA	Americans with Disabilities Act
ADT	average daily traffic
AMI	Average median income
AMP	Archaeological Monitoring Plan
APCO	Air Pollution Control Officer
AQTR	An Air Quality Technical Report
ATCM	Air Toxic Control Measure
ATP	Archaeological Treatment Plan
BAAH	breaker-and-a-half
BAAQMD	Bay Area Air Quality Management District
BAT	Best available technology
BAWSCA	Bay Area Water Supply and Conservation Agency
Bay	San Francisco Bay
Bay Area	San Francisco Bay Area
Bay Trail	San Francisco Bay Trail
BCDC	Bay Conservation and Development Commission
BFE	base flood elevation
BMP	best management practice
BMR	Below-Market-Rate
BP	Before present
BTEX	Benzene, toluene, ethylbenzene, and xylenes
BTU	British thermal units
C/CAG	City/County Association of Governments of San Mateo County
C-2-B	Neighborhood Commercial District, Restrictive

C-2-S	Neighborhood Commercial District, Special
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CAFE	Corporate Average Fuel Economy
CalEEMod	California Emissions Estimator Model
CALGreen	California Green Building Standards
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CARE	Community Air Risk Evaluation
CCE	Community Choice Energy
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CDP	Conditional Development Permit
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CH ₄	methane
CIH	Certified Industrial Hygienist
CIP	Capital Improvement Program
City	City of Menlo Park
City Council	Menlo Park City Council
Clean Air Plan	2017 Bay Area Clean Air Plan
CLOMR	Conditional Letter of Map Revision
CMP	Congestion Management Plan
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	carbon dioxide equivalent

ConnectMenlo	City of Menlo Park General Plan and M-2 Area Zoning Update
CPUC	California Public Utilities Commission
CRPR	California Rare Plant Rank
CRS	Community rating system
CSD	City School District
CUPA	Certified Unified Program Agencies
CWA	Clean Water Act
DA	Development Agreement
dB	decibel
dba	A-weighted decibel
DDW	Division of Drinking Water
DEH	Department of Environmental Health
DOAS	direct outside air system
DOF	Department of Finance
DPM	diesel particulate matter
DPR	Department of Parks and Recreation
DTSC	Department of Toxic Substances Control
du/acre	dwelling units per acre
DWR	Department of Water Resources
EDR	Environmental Data Resources
EIP	Enhanced Identification Program
EIR	Environmental Impact Report
EMFAC	Emission FACTor
EMFAC2021	Emission Factor 2021
Energy Assessment	Assessment of Energy Use and Impact, Willow Village Project
EO	Executive Order
EPA	U.S. Environmental Protection Agency
ESA	Endangered Species Act
ESA	Environmental Site Assessment
ESL	Environmental screening levels
ESMP	Environmental Site Management Plan
EV	electric-vehicle
EVAE	Emergency Vehicle Access Easement

EVSE	electric-vehicle supply equipment
FAR	floor area ratio
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Maps
FTA	Federal Transit Administration
FTE	Full-time-equivalent
G&D	Grading and Drainage
GFA	gross floor area
GHG	greenhouse gas
GIS	geographic information system
GSP	Groundwater sustainability plans
GVWR	gross vehicle weight rating
GWP	global warming potential
H&SC	Health and Safety Code
HFCs	hydrofluorocarbons
HHPS	Hamilton Henderson Pump Station
HI	hazard index
HNA	Housing Needs Assessment
“Hot Spots” Act	Air Toxics “Hot Spots” Information and Assessment Act of 1987
HOV	high-occupancy vehicle
HRA	health risk assessment
HREC	Historic recognized environmental conditions
HS	Health and Safety Specifications
HSP	Health and Safety Plan
HVAC	heating, ventilation, and air-conditioning
I	Interstate
in/sec	inches per second
IPCC	Intergovernmental Panel on Climate Change
IRM	Interim Remedial Measures
IRP	Integrated Resource Plan
ISG	Individual Supply Guarantee
ITE	Institute of Transportation Engineers

Kelly Park	Joseph B. Kelly Park
KPAO	Palo Alto Airport
KSQL	San Carlos Airport
kV	kilovolt
lbs/day	pounds per day
L_{dn}	day-night level
LEED	Leadership in Energy and Environmental Design
L_{eq}	equivalent sound level
LID	Low-impact development
L_{max}	maximum sound levels
L_{min}	minimum sound level
LOMR	Letters of Map Revision
LOS	level of service
LS	Life Science
LSAA	Lake and Streambed Alteration Agreement
LTS	less-than-significant
LTS/M	less than significant with mitigation
LUC	Land Use Covenant
MBTA	Migratory Bird Treaty Act
MEIR	Maximally Exposed Individual Receptor
MERV	Minimum Efficiency Reporting Value
Meta	Meta Platforms, Inc.
MLD	Most Likely Descendant
MM	Moment magnitude
m-M-2	General Industrial
MMRP	Mitigation Monitoring and Reporting Program
MPFPD	Menlo Park Fire Protection District
mpg	miles per gallon
mph	miles per hour
MPMW	Menlo Park Municipal Water
MPPD	Menlo Park Police Department
MRP	Municipal Regional Permit
MTBE	Methyl tert-butyl ether

MTC	Metropolitan Transportation Commission
MTCO ₂ e/SP/year	MTCO ₂ e per service population per year
MTCO ₂ e/year	metric tons of carbon dioxide equivalent per year
N ₂ O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NAVD88	North American Vertical Datum 1988
NAZ	Non-attainment zone
NESHAP	National Emissions Standards for Hazardous Air Pollutants
NHTSA	National Highway Traffic Safety Administration
NI	No impact
NMFS	National Marine Fisheries Service
NO ₂	nitrogen dioxide
NOP	Notice of Preparation
NO _x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NSR	New Source Review
NWIC	Northwest Information Center
NWPR	Navigable Waters Protection Rule
O	Office
O ₃	Ozone
O-B	Office Bonus
OEHHA	Office of Environmental Health Hazard Assessment
OHWM	Ordinary high-water mark
OPR	Office of Planning and Research
OSC	Open Space and Conservation
OSHA	Occupational Health and Safety Administration
PCE	Peninsula Clean Energy
PCU	pollution control unit
PDA	Priority Development Area
Peninsula	San Francisco Peninsula
PF	Public Facilities
PG&E	Pacific Gas and Electric
PGA	Peak ground acceleration

PM ₁₀	particles less than 10 microns in diameter
PM _{2.5}	particulate matter no more than 2.5 microns in diameter
PPE	Personal protective equipment
PPV	peak particle velocity
PRC	Public Resources Code
Project Sponsor	Peninsula Innovation Partners, LLC
Proposed Project or Project	Willow Village Master Plan Project
PS	Potentially significant
R&D	research-and-development
R-4-S	High-Density, Special
RAP	Remediation Action Plan
RAW	Removal Action Workplan
RCRA	Resource Conservation and Recovery Act
RDIP	Remedial Design and Implementation Plan
REC	Recognized environmental conditions
Refuge	Don Edwards San Francisco Bay National Wildlife Refuge
Residential Mixed-Use Bonus	R-MU-B
RHNA	Regional Housing Needs Allocation
R-MU	Residential Mixed-Use
R-MU-B	Residential Mixed-Use, Bonus
ROG	reactive organic gas
ROW	Right of way
RPS	Renewables Portfolio Standard
RTIP	Regional Transportation Improvement Program
RTP	Regional Transportation Plan
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWF	Recycled Water Facility
RWQCB	Regional Water Quality Control Board
RWS	Regional Water System
S	significant
SAFE	Safer Affordable Fuel-Efficient
SamTrans	San Mateo County Transit District
SB	Senate Bill

SCAQMD	South Coast Air Quality Management District
SCS	Sustainable Communities Strategy
SDWA	Safe Drinking Water Act
SEL	Sound Equivalent Level
sf	square feet
SF&SJRR	San Francisco & San José Railroad
SFBAAB	San Francisco Bay Area Air Basin
SFPUC	San Francisco Public Utilities Commission
SHPO	State Historic Preservation Officer
SIP	State Implementation Plan
SJVAPCD	San Joaquin Valley Air Pollution Control District
SLCP	Short-lived climate pollutants
SLCP Reduction Strategy	Short-Lived Climate Pollutant Reduction Strategy
SLR	Sea-level rise
SMCWPPP	San Mateo Countywide Water Pollution Prevention Program
SMP	Site Management Plan
SMP	Soil Management Plan
SO ²	sulfur dioxide
SPRR	Southern Pacific Railroad
SR	State Route
SRO	Single-room occupancy
SU	significant and unavoidable
SUHSD	Sequoia Union High School District
SVCW	Silicon Valley Clean Water
SVE	Soil vapor extraction
SVP	Society of Vertebrate Paleontology
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	Toxic air contaminant
Tanner Act	Toxic Air Contaminant Identification and Control Act
TAZ	transportation analysis zones
TDM	Transportation Demand Management
TDS	Total dissolved solids

TIA	Transportation Impact Analysis
TIF	transportation impact fee
TIF	traffic impact fee
TMA	Transportation Management Association
TMDL	Total maximum daily loads
TPH	Total petroleum hydrocarbons
TPP	transit priority project
TSCA	Toxic Substances Control Act
TSP	Transit Signal Priority
USACE	U.S. Army Corps of Engineers
USEPA	United States Environmental Protection Agency
UST	Underground storage tank
UWMP	Urban Water Management Plan
V/C ratio	volume-to-capacity ratio
VdB	vibration decibel level
VIMP	Vapor Intrusion Mitigation Plan
VMT	vehicle miles traveled
VOC	volatile organic compound
VRF	Variable-refrigerant Flow
WBSD	West Bay Sanitary District
WDR	Waste discharge requirement
WRF	Water reuse facilities
WSA	Water Supply Assessment
WSAP	Water Shortage Allocation Plan
WSCP	Water Shortage Contingency Plan
WSE	Water Supply Evaluation
WSMP	Water System Master Plan
WTP	Water treatment plant
ZEV	zero-emission vehicle