
Draft Environmental Impact Report

123 Independence Drive Residential Project

NOVEMBER 2022

Prepared for:

CITY OF MENLO PARK

701 Laurel Street

Menlo Park, California 94025

Contact: Payal Bhagat

Prepared by:

DUDEK

1630 San Pablo Avenue, Ste. 300

Oakland, California 94612

Contact: Katherine Waugh

Table of Contents

SECTION	PAGE NO.
Acronyms and abbreviations.....	ACR-1
1 Executive Summary.....	1-1
1.1 Introduction.....	1-1
1.2 Project Location.....	1-1
1.3 Project Objectives.....	1-1
1.4 Project Description.....	1-2
1.5 Discretionary Actions and Use of This EIR.....	1-3
1.6 Summary of Impacts.....	1-4
1.7 Alternatives to the Project.....	1-37
1.8 Areas of Controversy/Issues to Be Resolved.....	1-38
2 Introduction.....	2-1
2.1 Purpose of the California Environmental Quality Act Process.....	2-1
2.2 Legal Authority and Lead Agency.....	2-1
2.3 Responsible and Trustee Agencies.....	2-2
2.4 Summary of Project Analyzed in This Environmental Impact Report.....	2-3
2.4.1 Requested Approvals and Reviews.....	2-3
2.5 Scope of This Environmental Impact Report.....	2-5
2.5.1 Notice of Preparation Scoping Process.....	2-5
2.5.2 Environmental Issues Determined Not to Be Significant.....	2-7
2.5.3 Environmental Issues Determined to Be Potentially Significant.....	2-7
2.6 Organization of This Environmental Impact Report.....	2-8
2.7 Documents Incorporated by Reference.....	2-9
2.8 Documents Referenced Throughout this EIR.....	2-10
2.9 Documents Prepared for the Project.....	2-10
2.10 Review of the Draft Environmental Impact Report.....	2-11
3 Project Description.....	3-1
3.1 Introduction.....	3-1
3.2 Project Site.....	3-1
3.3 Project Objectives.....	3-4
3.4 Proposed Project.....	3-5
3.5 Discretionary Actions and Use of This EIR.....	3-13
3.6 References Cited.....	3-14
4 Environmental Analysis.....	4-1
4.1 Aesthetics.....	4-1-1
4.1.1 Environmental Setting.....	4-1-1
4.1.2 Regulatory Framework.....	4-1-2
4.1.3 Thresholds of Significance.....	4-1-6

4.1.4	Impacts and Mitigation Measures	4.1-6
4.1.5	References Cited	4.1-18
4.2	Air Quality.....	4.2-1
4.2.1	Environmental Setting.....	4.2-1
4.2.2	Regulatory Framework.....	4.2-8
4.2.3	Thresholds of Significance	4.2-19
4.2.4	Impacts and Mitigation Measures	4.2-21
4.2.5	References	4.2-42
4.3	Biological Resources	4.3-1
4.3.1	Environmental Setting.....	4.3-1
4.3.2	Regulatory Framework.....	4.3-5
4.3.3	Thresholds of Significance	4.3-9
4.3.4	Impacts and Mitigation Measures	4.3-10
4.3.5	References Cited	4.3-18
4.4	Cultural Resources	4.4-1
4.4.1	Environmental Setting.....	4.4-1
4.4.2	Regulatory Framework.....	4.4-6
4.4.3	Thresholds of Significance	4.4-11
4.4.4	Impacts and Mitigation Measures	4.4-11
4.4.5	References Cited	4.4-16
4.5	Energy	4.5-1
4.5.1	Existing Conditions.....	4.5-1
4.5.2	Regulatory Framework.....	4.5-4
4.5.3	Thresholds of Significance	4.5-15
4.5.4	Impacts and Mitigation Measures	4.5-15
4.5.5	References Cited	4.5-24
4.6	Geology, Soils, Seismicity, and Paleontological Resources	4.6-1
4.6.1	Environmental Setting.....	4.6-1
4.6.2	Regulatory Framework.....	4.6-5
4.6.3	Thresholds of Significance	4.6-9
4.6.4	Impacts and Mitigation Measures	4.6-10
4.6.5	References Cited	4.6-18
4.7	Greenhouse Gas Emissions.....	4.7-1
4.7.1	Environmental Setting.....	4.7-1
4.7.2	Regulatory Framework.....	4.7-8
4.7.3	Thresholds of Significance	4.7-29
4.7.4	Impacts and Mitigation Measures	4.7-30
4.7.5	References Cited	4.7-47
4.8	Hazards and Hazardous Materials.....	4.8-1
4.8.1	Environmental Setting.....	4.8-1
4.8.2	Regulatory Framework.....	4.8-6

4.8.3	Thresholds of Significance	4.8-12
4.8.4	Impacts and Mitigation Measures	4.8-13
4.8.5	References Cited	4.8-20
4.9	Hydrology and Water Quality.....	4.9-1
4.9.1	Environmental Setting.....	4.9-1
4.9.2	Regulatory Framework.....	4.9-4
4.9.3	Thresholds of Significance	4.9-10
4.9.4	Impacts and Mitigation Measures	4.9-11
4.9.5	References	4.9-17
4.10	Land Use and Planning	4.10-1
4.10.1	Environmental Setting.....	4.10-1
4.10.2	Regulatory Framework.....	4.10-2
4.10.3	Thresholds of Significance	4.10-6
4.10.4	Impacts and Mitigation Measures	4.10-7
4.10.5	References Cited	4.10-17
4.11	Noise	4.11-1
4.11.1	Environmental Setting.....	4.11-1
4.11.2	Regulatory Framework.....	4.11-8
4.11.3	Thresholds of Significance	4.11-13
4.11.4	Impacts and Mitigation Measures	4.11-15
4.11.5	References Cited	4.11-27
4.12	Population and Housing.....	4.12-1
4.12.1	Environmental Setting.....	4.12-1
4.12.2	Regulatory Framework.....	4.12-5
4.12.3	Thresholds of Significance	4.12-9
4.12.4	Impacts and Mitigation Measures	4.12-10
4.12.5	References	4.12-13
4.13	Public Services and Recreation	4.13-1
4.13.1	Existing Conditions.....	4.13-1
4.13.2	Regulatory Framework.....	4.13-4
4.13.3	Thresholds of Significance	4.13-8
4.13.4	Impacts and Mitigation Measures	4.13-8
4.13.5	References Cited	4.13-15
4.14	Transportation	4.14-1
4.14.1	Environmental Setting.....	4.14-2
4.14.2	Regulatory Framework.....	4.14-6
4.14.3	Thresholds of Significance	4.14-15
4.14.4	Impacts and Mitigation Measures	4.14-16
4.14.5	Non-CEQA Analysis.....	4.14-27
4.14.6	References Cited	4.14-37
4.15	Tribal Cultural Resources.....	4.15-1

4.15.1	Environmental Setting.....	4.15-1
4.15.2	Regulatory Framework.....	4.15-3
4.15.3	Thresholds of Significance.....	4.15-4
4.15.4	Impacts and Mitigation Measures.....	4.15-5
4.15.5	References Cited.....	4.15-9
4.16	Utilities and Service Systems.....	4.16-1
4.16.1	Environmental Setting.....	4.16-1
4.16.2	Regulatory Framework.....	4.16-7
4.16.3	Thresholds of Significance.....	4.16-21
4.16.4	Impacts and Mitigation Measures.....	4.16-22
4.16.5	References Cited.....	4.16-34
5	Effects Found Not To Be Significant.....	5-1
5.1	Aesthetics.....	5-1
5.2	Agricultural and Forestry Resources.....	5-1
5.3	Energy.....	5-2
5.4	Greenhouse Gas Emissions.....	5-3
5.5	Hydrology and Water Quality.....	5-3
5.6	Land Use and Planning.....	5-4
5.7	Mineral Resources.....	5-4
5.8	Population, Employment, and Housing.....	5-4
5.9	Public Services.....	5-5
5.10	Utilities and Service Systems.....	5-5
5.11	Wildfire.....	5-6
5.12	References Cited.....	5-7
6	Other CEQA Considerations.....	6-1
6.1	Growth-Inducing Impacts.....	6-1
6.1.1	Direct Impacts.....	6-1
6.1.2	Indirect Impacts.....	6-2
6.2	Significant Irreversible Changes.....	6-3
6.2.1	Change in Land Use that Commits Future Generations to Similar Uses.....	6-3
6.2.2	Irreversible Damage from Environmental Accidents.....	6-3
6.2.3	Large Commitment of Nonrenewable Resources.....	6-4
6.3	Significant and Unavoidable Impacts.....	6-5
7	Alternatives.....	7-1
7.1	Introduction.....	7-1
7.2	Project Objectives.....	7-1
7.3	Summary of Project Alternatives.....	7-2
7.3.1	Development of Project Alternatives.....	7-2
7.3.2	Alternatives Considered but Rejected.....	7-2
7.4	Project Alternatives Selected for Analysis.....	7-4

7.4.1 No Project/No Development Alternative (Alternative 1)..... 7-5

7.4.2 Mixed Use Alternative (Alternative 2) 7-10

7.4.3 Base-level Development Alternative (Alternative 3) 7-18

7.4 Environmentally Superior Alternative..... 7-25

8 List of Preparers 8-1

8.1 City of Menlo Park, Lead Agency 8-1

8.2 Dudek, Prime Consultants 8-1

8.3 Subconsultants..... 8-1

FIGURES

3-1 Project Location 3-17

3-2 Project Vicinity 3-19

3-3 Existing Site Conditions 3-21

3-4 General Plan and Zoning Designations 3-23

3-5 Proposed Site Plan..... 3-25

3-6 Proposed Circulation..... 3-27

3-7 Proposed Open Space 3-29

3-8 Schematic Landscape Plan 3-31

3-9 Tree Planting Plan 3-33

4.1-1a Site Photos 4.1-19

4.1-1b Site Photos 4.1-21

4.1-2 Site Sections..... 4.1-23

4.1-3 Street Frontage Elevations 4.1-25

4.6-1 Site Soils 4.6-19

4.9-1 Drainage Basins 4.9-19

4.9-2 Existing Site Drainage 4.9-21

4.9-3 Irrigation Hydrozone Diagram..... 4.9-23

4.14-1 Existing Transit Facilities 4.14-39

4.14-2 Existing and Proposed Bicycle Facilities 4.14-41

TABLES

1-1 Summary of Project Impacts 1-5

1-2 Summary of Notice of Preparation Comments..... 1-38

2-1 Summary of Initial Study/Notice of Preparation Comments 2-5

3-1 Project Land Uses, Acreage, and Size 3-6

3-2 Proposed Residential Unit Breakdown: Lot A Apartments 3-7

3-3 Proposed Residential Unit Breakdown: Lot B, C, and D Townhomes 3-8

TABLE OF CONTENTS

4.1-1 Project Consistency with Municipal Code Section 16.45.120 4.1-9

4.2-1 Ambient Air Quality Standards4.2-10

4.2-2 State and Federal Ambient Air Quality Standards and Attainment Status4.2-16

4.2-3 Local Ambient Air Quality Data4.2-18

4.2-4 Thresholds of Significance4.2-20

4.2-5 Construction Scenario Assumptions4.2-22

4.2-6 Average Daily Unmitigated Construction Emissions4.2-31

4.2-7 Maximum Daily Unmitigated Operational Emissions4.2-32

4.2-8 Summary of Maximum Cancer and Chronic Health Risks - Unmitigated4.2-35

4.2-9 Summary of Maximum Cancer and Chronic Health Risks - Mitigated4.2-35

4.2-10 Summary of Maximum Cancer and Chronic Health Risks - Unmitigated4.2-36

4.5-1 Pacific Gas and Electric Company 2020 Electricity Consumption 4.5-2

4.5-2 Pacific Gas and Electric Company 2020 Natural Gas Consumption 4.5-3

4.5-3 Hours of Operation for Construction Equipment.....4.5-19

4.5-4 Construction Equipment Diesel Demand4.5-19

4.5-5. Construction Worker Vehicle Gasoline Demand4.5-19

4.5-6 Construction Vendor Truck Diesel Demand4.5-20

5-7 Construction Haul Truck Diesel Demand.....4.5-20

4.7-1 Six Top Greenhouse-Gas-Producing Countries and the European Union 4.7-4

4.7-2 Greenhouse Gas Emissions Sources in California 4.7-5

4.7-3 City of Menlo Park Baseline Greenhouse Gas Emissions Inventory (2019)..... 4.7-6

4.7-4 Estimated Annual Construction GHG Emissions.....4.7-33

4.7-5 Estimated Annual Operational GHG Emissions.....4.7-34

4.7-6 Project Consistency with the City of Menlo Park CAP4.7-37

4.7-7 Project Consistency with Scoping Plan GHG Emission Reduction Strategies4.7-39

4.7-8 Project Consistency with Draft 2022 Scoping Plan Climate Change Guidance
Prior to Mitigation.....4.7-44

4.10-1 General Plan Land Use and Housing Consistency4.10-8

4.10-2 Plan Bay Area Consistency 4.10-11

4.11-1 Typical Sound Levels in the Environment and Industry4.11-3

4.11-2 Effects of Various Vibration Levels on Buildings.....4.11-4

4.11-3 Existing Ambient Noise Measurements4.11-6

4.11-4 Modeled Existing Traffic Noise Levels4.11-7

4.11-5 Measures of Substantial Increase for Transportation Noise Exposure4.11-9

4.11-6 Summary of Land Use Noise Compatibility Guidelines.....4.11-9

4.11-7 Noise Levels from Construction Equipment 4.11-15

4.11-8 Construction Noise Levels at Representative Receptor Locations 4.11-17

4.11-9 Modeled Existing (2022) No Project and Plus Project Traffic 4.11-21

4.11-10 Groundborne Vibration Thresholds 4.11-24

4.11-11 Representative Vibration Levels for Construction Equipment 4.11-25

4.14-1 City of Menlo Park Recommended TMP Projects..... 4.14-14

4.14-2 Project Trip Generation..... 4.14-16

4.14-3 Applicable Programs, Plans, Ordinances, or Policies Addressing the Circulation System..... 4.14-17

4.14-4 Vehicle Miles Traveled Summary 4.14-20

4.14-5 Recommended TDM Measures..... 4.14-20

4.14-6 TDM Measures and Estimated VMT Reduction 4.14-21

4.14-7 Gate Service Rates..... 4.14-23

4.14-8 Traffic Intensity.....4.4-23

4.14-9 Near Term (2025) Plus Project Peak Hour Intersection Level of Service..... 4.14-29

4.14-10 Cumulative (2040) Peak Hour Intersection Level of Service 4.14-33

4.14-11 Summary of Recommended Improvement Measures 4.14-35

4.16-1 Existing and Projected Residential Population and Employment4.16-3

4.16-2 Projected Water Demand and Supply (million gallons per year).....4.16-4

4.16-3 Consecutive Dry Year Demand and Supply (million gallons per year) 4.16-26

7-1 Mixed-Use Alternative Project Trip Generation..... 7-16

7-2 Base-level Development Alternative Project Trip Generation..... 7-23

7-3 Project Alternatives Impacts Summary..... 7-25

APPENDICES

A NOPs and Scoping Comments

B Project Plans

C1 Air Quality, Greenhouse Gas Emissions, and Energy Calculations

C2 Health Risk Assessment Data

D1 Special-Status Plants Potential to Occur

D2 Special-Status Wildlife Potential to Occur

D3 Menlo Park Heritage Tree Ordinance

D4 Arborist Report

E1 Phase 1 Archaeological Assessment

E2 Historical Resources Technical Report

F1 Geotechnical Investigation

F2 Phase I Environmental Site Assessment

G1 Hydrology Report

G2 Stormwater Management Plan

H Noise Field Data

I1 Housing Needs Assessment

TABLE OF CONTENTS

I2	Housing Needs Assessment Supplemental Memorandum
J1	Transportation Impact Analysis
J2	Transportation Demand Management Plan
K1	Water Budget Summary
K2	Park Town Home Waste Management Plan
K3	Apartments Zero Waste Management Plan