



REGULAR MEETING AGENDA

Date: 7/22/2024
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 858 7073 1001 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

Members of the public can listen to the meeting and participate using the following methods.

How to participate in the meeting

- Access the live meeting, in-person, at the City Council Chambers
- Access the meeting real-time online at:
zoom.us/join – Meeting ID# 858 7073 1001
- Access the meeting real-time via telephone (listen only mode) at:
(669) 900-6833
Regular Meeting ID # 858 7073 1001
Press *9 to raise hand to speak
- Submit a written comment online up to 1-hour before the meeting start time:
planning.commission@menlopark.gov*
Please include the agenda item number related to your comment.

*Written comments are accepted up to 1 hour before the meeting start time. Written messages are provided to the Planning Commission at the appropriate time in their meeting.

Subject to change: The format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the city website menlopark.gov. The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information (menlopark.gov/agendas).

Regular Meeting

A. Call To Order

B. Roll Call

C. Reports and Announcements

D. Public Comment

Under “Public Comment,” the public may address the Commission on any subject not listed on the agenda. Each speaker may address the Commission once under public comment for a limit of three minutes. You are not required to provide your name or City of residence, but it is helpful. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

E. Consent Calendar

- E.1 Approval of minutes from the June 24, 2024 Planning Commission meeting ([Attachment](#))

F. Public Hearing

F1 and G1 are associated items with a single staff report

- F1. Draft Environmental Impact Report (Draft EIR) Public Hearing/Lane Partners, LLC/333 Ravenswood Avenue (includes 201 and 301 Ravenswood Avenue, and 555 and 565 Middlefield Road) (referred to as the Parkline Master Plan Project). ([Staff Report #24-031-PC](#))

Public hearing on the Draft EIR to comprehensively redevelop the SRI campus with a mix of residential and office/research and development (R&D) uses with limited restaurant and retail components. The project site is zoned “C-1(X)” (Administrative and Professional District, Restrictive, conditional development) and governed by a Conditional Development Permit (CDP) approved in 1975, and most recently amended in 2004. The City is evaluating a proposed project and project variant. Primary development program elements include:

- Demolition and reconstruction of approximately 1.1 million square feet of new office/R&D space in five buildings and a smaller amenity building;
- Retention of approximately 287,000 square feet of office/R&D space (Buildings P, S and T) for SRI’s continued operations;
- Approximately 450 residential dwelling units (19 townhomes and 431 apartments) which would be subject to the City’s inclusionary requirement resulting in 68 units affordable to low income households;
- An approximately one-acre portion of land, proposed to be dedicated to an affordable housing developer for the future construction of a 100% affordable housing and/or special needs project of up to 100 dwelling units, resulting in a total of 168 BMR units; and

- Approximately 25 acres of publicly accessible open space.

The project variant includes the following modifications to the proposed project:

- An additional parcel located at 201 Ravenswood Avenue to create a continuous project frontage along Ravenswood Avenue;
- An increase in up to 250 residential units, for a total of 800 units (including 46 townhomes and 600 apartments, which would be subject to the City's inclusionary housing requirement resulting in 97 units affordable to low income households; and up to 154 apartments in the 100% affordable housing and/or special needs project, for a total of 251 BMR units);
- Modifications to the site layout including building locations and open space; and
- An approximately 2- to 3-million-gallon below-grade emergency water reservoir and related facilities to be built and operated by the city of Menlo Park.

The Draft EIR was prepared to address potential physical environmental effects of the proposed project and project variant in the following areas: air quality, biological resources, cultural resources, energy, geology and soils, 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. The Draft EIR finds significant and unavoidable impacts from the proposed project and project variant in the following topic areas: construction noise, construction vibration, cumulative construction noise, and historical resources. The proposed project and the project variant would result in potentially significant impacts related to air quality, cultural resources, tribal cultural resources, biological resources, geology and soils, hydrology and water quality, and hazards and hazardous materials, but these impacts would be reduced to a less-than-significant level with implementation of identified mitigation measures. Impacts related to land use and planning, transportation, energy, greenhouse gas emissions, population and housing, public services and recreation, and utilities and service systems would be less than significant. The City is requesting comments on the content of this Draft EIR. The project site contains a toxic release site, per Section 6596.2 ("Cortese List") of the California Government Code. Written comments on the Draft EIR may be also submitted to the Community Development Department (701 Laurel Street, Menlo Park) no later than 5:30 p.m. on August 5, 2024.

G. Study Session

- G1. Study session/Lane Partners, LLC/333 Ravenswood Avenue (includes 301 Ravenswood Avenue and 555 and 565 Middlefield Road) and 201 Ravenswood Avenue for the project variant (Parkline Master Plan Project). ([Staff Report #24-031-PC](#))

Request for a study session for a masterplan to comprehensively redevelop the SRI campus with a mix of residential and office/research and development (R&D) uses with limited restaurant and retail components. The project site is zoned "C-1(X)" (Administrative and Professional District, Restrictive, conditional development) and governed by a Conditional Development Permit (CDP) approved in 1975, and most recently amended in 2004. The City is evaluating a proposed project and project variant. Primary development program elements include:

- Demolition and reconstruction of approximately 1.1 million square feet of new office/R&D space in five buildings and a smaller amenity building;
- Retention of approximately 287,000 square feet of office/R&D space (Buildings P, S and T) for SRI's continued operations;
- Approximately 450 residential dwelling units (19 townhomes and 431 apartments) which would be subject to the City's inclusionary requirement resulting in 68 units affordable to low income households;
- An approximately one-acre portion of land, proposed to be dedicated to an affordable housing developer for the future construction of a 100% affordable housing and/or special needs project of up to 100 dwelling units, resulting in a total of 168 BMR units; and
- Approximately 25 acres of publicly accessible open space.

The project variant includes the following modifications to the proposed project:

- An additional parcel located at 201 Ravenswood Avenue to create a continuous project frontage along Ravenswood Avenue;
- An increase in up to 250 residential units, for a total of 800 units (including 46 townhomes and 600 apartments, which would be subject to the City's inclusionary housing requirement resulting in 97 units affordable to low income households; and up to 154 apartments in the 100% affordable housing and/or special needs project, for a total of 251 BMR units);
- Modifications to the site layout including building locations and open space; and
- An approximately 2- to 3-million-gallon below-grade emergency water reservoir and related facilities to be built and operated by the city of Menlo Park.

The proposed masterplan (proposed project and project variant) requires general plan and zoning ordinance amendments to create a new zoning district to enable the comprehensive redevelopment of the project site with a mix of residential, office/R&D, and limited retail/restaurant uses. Additionally the proposed project would include a conditional development permit to implement the masterplan including development regulations (e.g. open space, design standards, diesel generators and hazardous materials), and other project conditions that address site-specific topics, along with a rezoning to apply the X (conditional development) combining district to the proposed new zoning district. The proposed project would comply with the City's BMR Ordinance and Guidelines through the provision of a minimum of 15% of housing units affordable to low income households. In addition to the inclusionary requirement, the applicant would dedicate approximately 1.6 acres of the project site to a non-profit affordable housing developer to construct up to 154 additional BMR units (within the maximum 800 dwelling units at the project site). The masterplan includes a request for a development agreement for vested rights in exchange for the provision of community benefits. The project includes a vesting tentative map for new parcelization, easements, and infrastructure. The proposed project would remove approximately 245 heritage trees and plant heritage tree replacements in compliance with the minimum requirements of the City of Menlo Park Municipal Code.

H. Informational Items

H1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.

- Regular Meeting: August 12, 2024
- Regular Meeting: August 26, 2024

I. Adjournment

At every regular meeting of the Planning Commission, in addition to the public comment period where the public shall have the right to address the Planning Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during the Planning Commission's consideration of the item.

At every special meeting of the Planning Commission, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during consideration of the item. For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or before, the public hearing.

Any writing that is distributed to a majority of the Planning Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available by request by emailing the city clerk at jaherren@menlopark.gov. Persons with disabilities, who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the City Clerk's Office at 650-330-6620.

Agendas are posted in accordance with Cal. Gov. Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the city website at menlopark.gov/agendas and can receive email notifications of agenda postings by subscribing at menlopark.gov/subscribe. Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 7/17/2024)



REGULAR MEETING AGENDA DRAFT MINUTES

Date: 7/8/2024
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 858 7073 1001 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

A. Call To Order

Vice Chair Andrew Ehrich called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Andrew Ehrich (Vice Chair), Katie Behroozi, Katie Ferrick, Ross Silverstein

Absent: Linh Dan Do, Jennifer Schindler (Chair), Misha Silin

Staff: Connor Hochleutner, Assistant Planner; Kyle Perata, Assistant Community Development Director, Mariam Sleiman, City Attorney; Chris Turner, Senior Planner

C. Reports and Announcements

Assistant Community Development Director Kyle Perata said the City Council at its July 9, 2024 meeting would hear the appeal of the Planning Commission’s decision to approve a use permit and architectural control for the multifamily development project at 1220 Hoover Street and the Planning Commission’s review and recommendation for approval to the City Council for the major subdivision associated with the project.

D. Public Comment

None

E. Consent Calendar

E.1 Approval of minutes from the June 24, 2024 Planning Commission meeting ([Attachment](#))

Vice Chair Ehrich opened public comment and closed public comment as no persons requested to speak.

ACTION: Motion and second (Ferrick/Silverstein) to approve the consent calendar consisting of the minutes for the regular Planning Commission meeting of June 24, 2024; passes 4-0 with Commissioners Do, Schindler and Silin absent.

F. Public Hearing

F1. Use permit and Architectural Control/Phillip King/1399 Willow Road:
Consider and adopt a resolution to approve a use permit and architectural control permit to demolish



an existing service station and construct a new service station, including a convenience store and car wash, a use permit for 24-hour operations of the fueling pumps and convenience store, and a use permit for the sale of beer and wine for off-premises consumption (Type 20 Alcoholic Beverage Control License) with concurrent retailing of motor vehicle fuel, located in the C-2-S (Neighborhood Commercial, Special) zoning district; determine this action is consistent with the certified environmental impact report for the Willow Village Masterplan project. ([Staff Report #24-030-PC](#))

Planner Turner said summarized a comment letter received that day noting clarifying questions about noticing, underground storage tanks demolition and removal, how that related to the safety and environmental justice elements, and concerns about the sale of alcohol.

Phillip King, Malcolm Architecture, spoke on behalf of the project.

Under clarifying questions, Mr. King and staff spoke to the concerns raised in the letter referred to by Planner Turner and on bicycle and pedestrian safety into and through the project site.

Vice Chair Ehrich opened the public hearing.

Public Comment:

- Pam Jones questioned the quality of what was proposed as a shopping center for the community and expressed concern with the loss of heritage trees and the length of time it would take replacement trees to mature.

Vice Chair Ehrich closed the public hearing.

Commission discussion ensued with the applicant and staff about the potential for alcohol sales oversaturation in the area, providing healthier grocery options, confirming an Extra Mile operator, police calls on underage alcohol sales, replacement trees, the issuance of a two-year use permit, and clarified paths for bicycle and pedestrian safety.

ACTION: Motion and second (Silverstein/Behroozi) to adopt a resolution approving the item as presented; passes 4-0 with Commissioners Do, Schindler and Silin absent.

G. Informational Items

G1. Future Planning Commission Meeting Schedule

- Regular Meeting: July 22, 2024

Mr. Perata said the July 20 meeting agenda would have a public hearing on the draft EIR for the Parkline Master Plan Project and a study session on the overall project. He said the 45-day comment period on the EIR would end at 5:30 p.m. August 5, 2024.

- Regular Meeting: August 12, 2024

H. Adjournment

Vice Chair Ehrich adjourned the meeting at 7:57 p.m.

Staff Liaison: Kyle Perata, Assistant Community Development Director

Recording Secretary: Brenda Bennett



STAFF REPORT

Planning Commission

Meeting Date: 7/22/2024

Staff Report Number: 24-031-PC

Public Hearing/Study Session: Public hearing to receive and provide comments on draft environmental impact report (Draft EIR) for the proposed project and project variant for the Parkline Masterplan project to comprehensively redevelop the SRI campus with a mix of residential and office/research and development (R&D) uses with limited restaurant and retail components; and study session to receive and provide public comment and questions on the proposed project and project variant, located at 333 Ravenswood Ave

Recommendation

Staff recommends that the Planning Commission:

- Conduct a public hearing to receive public testimony and provide comments on the Draft EIR; and
- Conduct a study session to receive public comments and ask clarifying questions on the proposed project and project variant.

The July 22nd meeting will not include any discretionary actions on the proposed project or project variant. The City Council will be the final decision-making body on whether to certify the EIR and thereafter approve most land use entitlements for the proposed project or project variant. The proposed project or project variant will be subject to additional review and action at future Planning Commission and City Council meetings. The Planning Commission will consider and make recommendations to the City Council on most land use entitlements and is the acting body for future architectural control permits for the proposed buildings and site improvements.

Staff recommends the following meeting procedure for the two items, allowing the public and the Planning Commission to focus comments and discussion on the specific project components:

Draft EIR Public Hearing

- Introduction by staff
- Presentation by the applicant on the master plan
- Presentation by City's EIR consultant
- Public comments on Draft EIR
- Commissioner questions and comments on Draft EIR
- Close of public hearing

Proposed Project and Project Variant Study Session

- Introduction by staff
- Commissioner questions
- Public comments on proposed project and project variant
- Commissioner comments and discussion

Policy Issues

A public hearing on the Draft EIR provides an opportunity for the Planning Commission and the public to comment on the completeness and accuracy of the Draft EIR. A study session provides an opportunity for the Planning Commission and the public to ask clarifying questions on the proposed project's details and design. The Draft EIR public hearing and the study session are separate items, with comments and clarifying questions used to inform future consideration of the proposed project or project variant. It is important for the Planning Commission and the public to note and be aware that substantive comments received during the public hearing on the Draft EIR will be considered and responded to in a "Response to Comments" document as part of the Final EIR; comments received during the study session on the proposed project and project variant will not be considered or responded to in the "Response to Comments" document of the Final EIR.

The proposed project requires the following actions:

1. **Environmental Review** to analyze potential environmental impacts and certify the EIR as legally compliant with CEQA;
2. **General Plan amendment(s), Zoning Ordinance amendments, and zoning map amendment(s)** to allow for the proposed land uses (intensity and density) and outline development regulations and standards for the proposed project or project variant;
3. **Rezone** project site from C-1(X) (Administrative and Professional District, (Restrictive)), R-1-S (Residential Single Family, Suburban), and P (Parking) to the proposed zoning district (Item #2) that would set development standards;
4. **Conditional Development Permit** to develop the proposed project or project variant through a master plan, and outline the performance standards, development regulations (e.g. open space, design controls), project requirements for the implementation of the master plan (e.g. project phasing, operational requirements), and other project conditions that address site-specific topics;
5. **Development Agreement** for vested rights to develop the proposed project or project variant in exchange for the provision of specific community benefits;
6. **Vesting Tentative Map** to subdivide the project site to implement the masterplan, identify public access and utility easements, and site infrastructure;
7. **Heritage Tree Removal Permits** to remove approximately 245 heritage trees and plant heritage tree replacements consistent with the City's requirements;
8. **Below Market Rate (BMR) Housing Agreement** approval for on-site BMR units (inclusionary units) in accordance with the City's BMR Ordinance and to dedicate an approximately 1.6-acre parcel to a non-profit affordable housing developer to provide up to 154 BMR units in a 100% affordable component; and
9. **Architectural Control** approval of the design of the individual buildings and site improvements.

A housing needs assessment (HNA), which is included as appendix 3.14-1 to the DEIR, and a water supply assessment (WSA), which is included as appendix 3.16-1 of the DEIR, were also prepared for the project and project variant. The appendices to the DEIR are included as Attachment Q of this report. The City

Council, as the governing body for Menlo Park Municipal Water, approved the WSA on May 7, 2024. Approval of the WSA allowed the City to incorporate the analysis into the Draft EIR.

In addition, the City prepared a fiscal impact analysis (FIA) for the proposed project and project variant (Attachment II). While the FIA is not subject to specific City action, it provides background information for the conditional development permit, development agreement, and other land use entitlements, along with the HNA and WSA. The FIA and WSA are further discussed in the study session portion of this report.

After the close of the Draft EIR public comment period on August 5, 2024, the City and its environmental consultant will review and respond to all substantive comments received in what is referred to as a "Response to Comments" document, which along with the Draft EIR and any revisions, additions, or clarifications to the Draft EIR, will constitute the Final EIR. The City Council is charged with reviewing and certifying the Final EIR. Certifying the Final EIR as legally adequate and adopting findings to comply with CEQA must be completed prior to taking final action on the proposed project or project variant. After certifying the Final EIR, the City Council would then consider and take action on the requested land use entitlements for the proposed project or project variant. Certifying the Final EIR does not require approval of the proposed project or project variant.

Background

SRI International (formerly known as the Stanford Research Institute) is an independent, nonprofit research institute located on an approximately 63-acre campus at 333 Ravenswood Ave (SRI campus). The existing development on the SRI campus is regulated through a CDP, which was first approved in 1975 and subsequently amended, with the most recent amendment in 2004 to allow for the construction of Building T. The existing CDP allows professional, executive and administrative offices, and research and development facilities. The CDP contains an employee cap of 3,308 and permits a maximum square footage of 1,494,774 square feet, although the C-1 zoning limits nonresidential development to a floor area ratio of 30 percent, which would be approximately 826,000 square feet for the SRI campus. The applicant indicates approximately 1,100 people are currently employed at the project site, although SRI's headcount has fluctuated between approximately 1,400 and 2,000 workers since 2003. Employees of tenants at the site are calculated 200% toward the employee cap. The current CDP is included in Attachment A.

The applicant submitted a proposed project in October 2021 and subsequently submitted the current project variant in early 2024 to incorporate an additional parcel to provide flexibility in site planning and design, an emergency storage reservoir for the benefit of Menlo Park Municipal Water, and an increase in approximately 250 dwelling units.

Site location

For purposes of this staff report, Ravenswood Avenue is oriented east to west. The project site is located at 333 Ravenswood Avenue and generally bound by Laurel Street to the west, Ravenswood Avenue to the north, Middlefield Road to the east and Seminary Drive, Burgess Drive, and the Burgess Drive future right-of-way (ROW) extension to the south. SRI's research campus contains 38 buildings, totaling approximately 1.38 million square feet, which include a mix of office, research and development (R&D), and support uses. The project site is proximate to the Menlo Park civic center campus and Burgess Park. The Menlo Park Caltrain station is approximately one-third of a mile from the project site. The proposed project also incorporates an approximately 1-acre parcel, located at 201 Ravenswood Avenue and surrounded by the SRI research campus on three sides. This parcel is zoned R-1-S and occupied by the First Church of Christ, Scientist and Alpha Kids Academy. Attachment B includes a location map depicting the project site.

Project overview

The applicant is proposing to comprehensively redevelop the SRI campus with a mixed of uses consisting of primarily residential and office/R&D uses, with small restaurant and potentially retail components. The environmental analysis considers the applicant's initial submittal, referred to herein and the Draft EIR as the proposed project, and a project variant.

Proposed project

Primary development program elements of the proposed project evaluated in the Draft EIR include:

- Approximately 450 residential dwelling units (19 townhomes and 431 apartments), including a mix of affordable and market rate rental housing;
- An approximately one-acre portion of land, to be dedicated to an affordable housing developer for the future construction of a 100 percent affordable housing and/or special needs project of up to 100 dwelling units;
- Retaining three existing buildings (approximately 286,730 square feet) for SRI's continued operation in Menlo Park;
- Demolition of approximately 1.1 million square feet within 35 buildings to be replaced with five sustainable office/R&D/life science buildings, and a new amenity building for workers;
- Existing and proposed office/R&D buildings would not result in an increase in non-residential square footage;
- Decommissioning of the existing 6-megawatt natural gas power plant;
- Converting the proposed project to all-electric buildings, with limited exceptions;
- Three new parking structures for the non-residential uses;
- Approximately 25 acres of landscaped, publicly-accessible open space; and
- A recreation area and one-story community building.

Attachment C includes the site plan of the proposed project evaluated in the Draft EIR.

Project variant

The environmental analysis also considers a project variant, called the increased residential variant in the Draft EIR, which has gone through various iterations. Earlier this year, the applicant submitted documents for a project variant, which the applicant indicates they are pursuing. The project variant includes the elements of the proposed project, described above, along with the following modifications:

- An additional parcel located at 201 Ravenswood Avenue to create a continuous project frontage along Ravenswood Avenue;
- An increase of up to 250 residential units, for a total of 800 units (46 townhome-style units, 600 apartments, including a mix of affordable and market rate rental housing, and up to 154 apartments in a 100 percent affordable housing and/or special needs component);
- The inclusion of community-serving space within the 100 percent affordable building instead of in a separate community building;
- An approximately 2- to 3-million-gallon below-grade emergency water reservoir in the northeast area of the project site, including a small pump station, emergency well, and related improvements, to be built and operated by the city of Menlo Park;
- A publicly accessible recreational open space area above the emergency underground water reservoir; and
- A reduction in the underground parking footprint within the site and increase in height and square

footage of two of the three parking structures.

The site plan for the project variant is included as Attachment D, the full plan set for the project variant is included as Attachment E, select updated sheets are included as Attachment F and the narrative for the project variant is included as Attachment G. Since the applicant is pursuing entitlements for the project variant, this staff report evaluates the project variant and refers to it as the proposed project (except in the CEQA analysis section). For information on the differences between the proposed project evaluated in the Draft EIR and project variant, as well as the evolution of both, please review the May 21, 2024 City Council staff report (Attachment H) and the meeting minutes (Attachment I).

Project components

The proposed project would include a project-specific zoning district and new CDP to enable the development of the masterplan for the proposed project. Table 1 below shows the proposed project, in relation to the existing C-1 zoning district, and existing CDP standards, for reference. The draft Zoning Ordinance and CDP are being developed and future presentations to the Planning Commission will include those details. Attachment J provides a breakdown of the proposed square footage per building.

Table 1: Proposed project data*			
	Proposed project*	C-1 zoning district	Current CDP
Site area	64.2 acres	n/a	63.2 acres total
Dwelling units per acre	12.5**	30	residential uses not permitted
Residential dwelling units	800 units	1,926 units	residential uses not permitted
Residential square footage	1,096,000 sf	1,048,707 sf if developed at the proposed 12.5 du/ac ***	residential uses not permitted
Residential floor area ratio	40%	37.5%	residential uses not permitted
Total non-residential square footage	1,381,330 sf****	838,965 sf	1,494,774 sf
Non-residential floor area ratio	49%	30%	54%

*Numbers for proposed project are approximate; density and intensity calculated across the entire project site.

** Within the residential acreage component the density would be approximately 58 du/acre

*** Total permitted gross floor area would be 2,516,896 sf if developed with 30 du/ac (max FAR increases on an even gradient up to 90% for 30 du/ac)

****Includes 1,500-square-foot pump station/utility room for water reservoir

The proposed project would primarily include office/R&D and residential land uses. However, the masterplan also includes limited square footage for community serving uses. The community serving uses within the 100% affordable building would provide publicly accessible restrooms and bicycle repair shop, and potential small retail spaces, comprising approximately 2,000 square feet. The square footage to be set aside for the proposed publicly accessible restaurant/café use within the approximately 40,000-square-foot

office amenity building has not yet been determined.

Site layout

The proposed site plan is included in Attachment D. The majority of the residential buildings would be located along Laurel Street and at the corner of Laurel Street and Ravenswood Avenue. Nineteen detached townhomes (Townhomes 1) are proposed in the southwest corner of the project site, adjacent to the Burgess Classics community. Two apartment buildings (Residential 1 and Residential 2), each with approximately 300 units, are proposed to the north of the townhomes. A second cluster of residential uses are proposed along Middlefield Road between Ravenswood Avenue and Ringwood Avenue. The 100% affordable building (Residential 3) would be located at the northeast corner of the project site. Twenty-seven attached townhomes (Townhomes 2) would be located just south of the 100% affordable building along Middlefield near the intersection with Ringwood Avenue. The 100% affordable building and these townhomes would be located in close proximity to Menlo-Atherton high school, yet further away from the Caltrain station and downtown Menlo Park than the majority of the residential units. The 100% affordable building would be adjacent to publicly accessible open space programmed as a sports field over a potential emergency water storage reservoir. Staff has requested through its review that the applicant evaluate moving the open space and potential emergency water storage reservoir to the northwest corner, which would provide more flexibility for bicycle and pedestrian circulation at the intersection of Ravenswood Avenue and Middlefield Road. The relocation could also move the 100% affordable component closer to the Caltrain Station, Burgess Park, and downtown.

The five proposed office/R&D buildings would be located near the center of the site, surrounding publicly-accessible open space (referred to as the Parkline Central Commons). Existing Buildings S and T, located to the west of the USGS site, and Building P, located to the east of the proposed new residential buildings along Laurel Street, would be retained for SRI's continued operations. The three parking garages would be located along the perimeter of the project site. The office amenity building would be next to Parking Garage 3 and include a publicly-accessible restaurant or café, oriented toward the interior of the site and located near public open space.

The SRI Campus is currently a secured site with no public access. The proposed site layout would remove the secure perimeter and incorporate publicly accessible open space, pathways, and trails. Portions of the proposed project may include access restrictions; however, the majority of the project site would be accessible and provide new connections between Middlefield Road and Burgess Park/Menlo Park Civic Center complex.

Density, floor area ratio (FAR), and gross floor area (GFA)

Table 1 outlines the proposed intensity and density for the proposed project. The SRI campus is currently zoned C-1(X) (Administrative and Professional District, Restrictive), the church parcel at 201 Ravenswood Avenue is zoned R-1-S (Residential, Single Family Suburban), and a small portion of the SRI campus at the northeast corner is zoned P (Parking). In the C-1 zone, the maximum FAR for nonresidential development is 30 percent, although the current CDP allows up to 1,494,774 square feet, or an approximate FAR of 54 percent. The maximum residential units permitted in the C-1 zone is 30 dwelling units per acre, with the maximum FAR increasing on an even gradient up to 90 percent for 30 dwelling units per acre, although the current CDP that regulates the site does not allow residential use. The maximum allowed FAR for the residential uses at the proposed density is 37.5% and the proposed FAR would be 40%. General plan and zoning ordinance amendments would be necessary to enable the proposed project as designed, including the creation of a new zoning district.

Building height

As shown in Table 2 below and in Attachment K (conceptual building heights), the office/R&D buildings would be between 75 and 91 feet tall, the parking garages would be between 44.5 and 65.5 feet tall, the multi-family residential buildings would be between 62 and 75 feet tall, the detached townhomes adjacent to Burgess Classics would be 35 feet tall and the attached townhomes near the intersection of Ravenswood Avenue and Middlefield Road would be 45 feet tall. For comparison, the C-1 zoning district limits the height of nonresidential structures to 35 feet and the height of residential or residential and nonresidential mixed-use structures to 40 feet. The current CDP limits structures to 50 feet.

The massing of the two multi-family buildings along Laurel Street would be minimized by including three- and four-story facades along the street. Portions of these buildings further away from the public right-of-ways would increase to five and six stories. The tallest residential building would be the 100% affordable building near the intersection of Ravenswood Avenue and Middlefield Road.

Table 2: Proposed maximum building heights		
Building	Height	Number of stories
Office/R&D Bldg. 1	75 feet	4 stories
Office/R&D Bldg. 2	91 feet	5 stories
Office/R&D Bldg. 3	91 feet	5 stories
Office/R&D Bldg. 4	91 feet	5 stories
Office/R&D Bldg. 5	75 feet	4 stories
Office Amenity Bldg.	41 feet	2 stories
Parking Garage 1	65.5 feet	5 stories
Parking Garage 2	65.5 feet	5 stories
Parking Garage 3	44.5 feet	3 stories
Residential Bldg. 1	72 feet	4-6 stories
Residential Bldg. 2	62 feet	3-5 stories
Townhomes 1	35 feet	2 stories
100% affordable bldg.	75 feet	6 stories
Townhomes 2	45 feet	3 stories

Attachment K shows the proposed stories and heights by building. Parking Garages 1 and 2 would be located proximate to the eastern edge of the site. The tallest office buildings would be interior buildings. Attachment F includes proposed streetscapes, showing views of the proposed buildings and neighboring buildings along the public right-of-ways.

Site access, circulation, and parking

Vehicular access and circulation

Vehicular access to the project site would be primarily from Ravenswood Avenue and Middlefield Road, with an internal loop road that would connect the residential buildings, office/R&D buildings, and parking structures. Attachment L includes an excerpt of the proposed vehicular circulation. Limited vehicular access from Laurel Street would be provided for the townhomes (with no internal connection to the on-site circulation), for vehicles entering the Residential Building 2 parking garage, and a small surface parking lot near the entrance to Residential Building 2. To exit the Residential Building 2 parking garage, vehicles would use the internal loop road and the driveways on Ravenswood Avenue and Middlefield Road. Vehicles could also enter this garage using the loop road but could not exit onto Laurel Street. The primary vehicular access for Residential Building 1 would be located on Ravenswood Avenue and via the internal road that connects to the loop road. Residential Building 1 would have no vehicular access from Laurel Street. Because of the proposed site circulation, residential trips associated with Residential Buildings 1 and 2 would primarily use the driveways on Ravenswood Avenue and Middlefield Road. The 100% affordable building and the townhomes cluster at the corner of Ravenswood Avenue and Middlefield Road would be accessed from Ravenswood Avenue and Middlefield Road.

Several points of access along Ravenswood Avenue and Middlefield Road (at Ringwood Avenue and Seminary Drive) would provide access to the non-residential buildings and parking garages via the internal loop road. The loop road would provide two-way vehicular access to the above ground parking structures as well as below grade parking levels for the office/R&D buildings. Loading and trash staging areas for each office/R&D building would be accessed from the loop road. The loop road system would also provide access to secondary driveways and surface parking areas for the proposed office/R&D buildings and the three existing SRI buildings (P, S and T) to remain.

Bicycle and pedestrian circulation

A Class I multi-use bicycle and pedestrian path would be located on the north side of the site along Ravenswood Avenue. This on-site path would create a protected alternative for bicyclists currently using the bike lane on Ravenswood Avenue. The Class I path would loop southward into the project site toward the east and provide a crossing at Ringwood Avenue and Middlefield Road. This would provide safer access between Laurel Street and Middlefield Road and would connect to the existing bicycle lanes on Middlefield Road and Ravenswood Avenue. The City Council provided feedback to evaluate a link between the Class I pathway and Menlo Atherton High School (at the intersection of Ravenswood and Middlefield Road). City staff and the applicant are evaluating the feasibility of this connection. As mentioned previously, relocating the publicly accessible sports field to the northwest corner could allow for an improved connection to the high school.

Additionally, a Class I multi-use bicycle and pedestrian path would extend along the majority of the south side of the site from the end of Burgess Drive to Seminary Drive. This pathway would generally use the area of the project site reserved for a future Burgess Drive ROW connection between Burgess Drive and Seminary Drive. As part of the proposed project, it is proposed that the City's reserved ROW would be abandoned; however, in exchange, the proposed project would incorporate a public access easement for the multi-use pathway. Staff and the applicant are evaluating alignments for this pathway that could link Burgess Drive to Ringwood Avenue through the site instead of Seminary Drive. This alignment may include a separate Class I pathway or the use of bike lanes/route markings within the internal loop road.

Linking Burgess Drive to Ringwood Avenue would provide a connection through the project site that would link to the City's proposed Middle Avenue Caltrain undercrossing. This cross-site connection, in conjunction with the City's Middle Avenue undercrossing effort, would ultimately provide a direct bicycle route from the

Bay Trail to Middle Avenue and the Allied Arts neighborhood and beyond.

Additionally, bicyclists and pedestrians would access the residential and non-residential buildings from Laurel Street through paseo-like pathways between the residential buildings. The internal site circulation includes multiple pedestrian pathways through the publicly accessible open space. Attachments M and N include exhibits showing proposed bicycle and pedestrian circulation through the project site.

Along Laurel Street, the applicant proposes upgraded sidewalks in front of the townhome component. Between Laurel Street and the residential apartment buildings, the applicant would construct new sidewalks along the roadway edge as well as additional pathways through site landscaping, providing an enhanced pedestrian experience. A similar experience would be created along Ravenswood Avenue through the implementation of the Class I multi-use pathway, which would meander through existing trees between the buildings and the street and within the proposed Ravenswood Avenue Parklet. Additional pedestrian-only pathways would also be provided.

Public right-of-way improvements

The applicant and the City are evaluating improvements to Ravenswood Avenue to accommodate a shared turn lane for vehicular access to the main entry points to the project site as well as buffered bicycle lanes within the existing right-of-way, as an alternative to the on-site Class I pathway. Additionally, the proposed project would upgrade the southbound Class II bike lane on Laurel Street between Ravenswood Avenue and Burgess Drive to a Class IV facility.

Parking

The total number of parking spaces for the office/R&D buildings would be 2,800, with 2,330 of those spaces in the parking garages. Table 3 below provides a comparison of non-residential parking rates.

Table 3: Non-residential Parking spaces and ratios						
	Proposed project	Existing SRI campus	C-1 zoning district	LS (Life Sciences) zoning district	O (Office) zoning district	R-MU zoning district
Office/R&D spaces	2,800	3,000	6,907	2,072 (min.) 3,453 (max.)	2,763 (min.) 4,143 (max.)	2,072 (min.) 3,453 (max.)
Office/R&D spaces per 1,000 sf	2	2.3	5	1.5 (min.) 2.5 (max.)	2 (min.) 3 (max.)	1.5 (min.) 2.5 (max.)

The total proposed residential parking is 919 spaces, or approximately 1.15 space per unit. Table 4 below, provides additional information on the residential parking rates and compares them to other district.

Table 4: Residential parking spaces and ratios					
	Proposed project	C-1 zoning district	R-MU zoning	R-3 zoning district	R-4 zoning district
Buildings R1 and R2	1.25 spaces per unit	1 space per du (min.) 1.5 spaces per du (max)	1 space per du (min.) 1.5 spaces per du (max)	2 spaces per units*	up to 1 bedroom units require 1½ spaces; 2 or more bedroom units require 2 spaces; & 1 guest parking space required for every 3 units
Townhomes	2 spaces per unit	1 space per du (min.) 1.5 spaces per du (max)	1 space per du (min.) 1.5 spaces per du (max)	2 spaces per units*	up to 1 bedroom units require 1½ spaces; 2 or more bedroom units require 2 spaces; & 1 guest parking space required for every 3 units
100% affordable component	.5 space per unit	1 space per du (min.) 1.5 spaces per du (max)	1.5 spaces per du (max) and 1 space per du (min.)	2 spaces per units*	up to 1 bedroom units require 1½ spaces; 2 or more bedroom units require 2 spaces; & 1 guest parking space required for every 3 units

*for R-3 lots around the El Camino Real/Downtown Specific Plan, up to 1 bedroom units require 1 parking space and 2 or more bedroom units require 1.5 spaces

Parking for the 100% affordable building would be the lowest parking rate, but with the option to utilize parking spaces within the adjacent parking garages during nights and weekends.

Previous project reviews and meetings

The applicant submitted the proposed project evaluated in the Draft EIR in October 2021. The project milestones are outlined in the table in Attachment O. The City Council held a study session on the proposed project evaluated in the Draft EIR, and the project variant, at its May 21, 2024 meeting. Feedback from individual City Council members generally included the following topics:

- Transportation demand management (TDM) enhancements;
- Potential trip/employee caps, specifically for the office/R&D component;
- Impact of increased employment at the site and the City’s future regional housing needs allocation (RHNA);

- Regulations, limitations, and oversight of potential bio-safety levels for R&D/life sciences uses;
- Pedestrian and bicycle safety measures at the Ravenswood Avenue/ Middlefield Road intersection;
- Timing for the 100% affordable housing component in relation to the other project phases;
- Residential for-sale opportunities within the project; and
- Hours for the proposed restaurant.

Previous Planning Commission and City Council feedback included the following:

- Interest in increasing residential densities;
- Questions about the programming for the sports field;
- Questions about the pre-pandemic parking needs and number of employees at SRI;
- Concerns about traffic congestion and interest in increased transit use for future site occupants;
- Options to mitigate noise;
- Security and bicycle and pedestrian safety;
- Onsite amenities/community amenities;
- Site density and intensity; and
- Water usage of the proposed project.

In response to previous community feedback, the applicant increased the proposed dwelling units to up to 800 dwelling units. The applicant is pursuing entitlements that include the increased residential density. The study session component of this report touches on a number of the topics outlined above for the Planning Commission's consideration and feedback.

CEQA review

A Draft EIR evaluates potential environmental impacts that could result from implementation of a project. Under CEQA, a significant environmental effect is a substantial or potentially substantial, adverse change in any of the physical conditions within the area affected by a project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. Potential environmental impacts under CEQA are only related to the physical environment, and do not evaluate potential social or economic effects of a project. Each potential impact is determined based on criteria of significance, which are thresholds set by the CEQA Guidelines and applicable City policies to determine whether an impact is potentially significant.

As stated in the CEQA Guidelines, an EIR is an informational document intended to provide the City, responsible and trustee agencies, other public agencies, and community members with detailed information about the potential environmental effects that could result from implementing a project, examine and implement mitigation measures to reduce or avoid potentially significant physical environmental impacts if a project is approved, and consider feasible alternatives to the project, including a required No Project Alternative.

Members of the Planning Commission were previously provided a copy of the Draft EIR for the proposed project and project variant, which was released on June 20, 2024. The Draft EIR is included as Attachment P and the appendices are included as Attachment Q.

The July 22, 2024 Planning Commission meeting falls within the Draft EIR comment period, which ends on Monday, August 5, 2024 and serves as a public hearing to receive comments from interested persons and the Planning Commission on the Draft EIR. Oral comments received during the public hearing and written comments received during the Draft EIR comment period will be considered while preparing the Final EIR for the proposed project. Responses to substantive comments on the Draft EIR will be included in the Final

EIR.

Prior to development of the Draft EIR, and in accordance with CEQA Guidelines, a Notice of Preparation (NOP), included as Attachment R, was released on December 2, 2022 beginning the EIR process. Following the release of NOP, the Planning Commission conducted a scoping session on December 12, 2022, to provide an opportunity early in the environmental review process for the Planning Commission and interested persons to provide comments on the scope and content of the EIR.

Analysis

Draft EIR

Most CEQA topic areas were included in the Draft EIR, including the following, with the impact levels, discussed later in this report, in parenthesis:

- Air Quality (LTS/M)
- Biological Resources (LTS/M)
- Cultural Resources (SU)
- Energy (LTS)
- Geology and Soils (LTS/M)
- Greenhouse Gas Emissions (LTS)
- Hazards and Hazardous Materials (LTS/M)
- Hydrology and Water Quality (LTS/M)
- Land Use and Planning (LTS)
- Noise (SU)
- Population and Housing (LTS)
- Public Services (LTS)
- Recreation (LTS)
- Transportation (LTS)
- Tribal Cultural Resources (LTS/M)
- Utilities and Service Systems (LTS)

Section 15128 of the CEQA Guidelines states that “an EIR shall contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR.” Implementation of the proposed project or project variant would not result in significant environmental impacts on agriculture and forestry resources, mineral resources and wildfire. These issues are not analyzed in the Draft EIR. Additionally, the Draft EIR does not include an aesthetics topic area in accordance with Senate Bill (SB) 743, but a memo was prepared for informational purposes and included in Appendix 3.1-1 (Attachment Q).

Impact analysis

For each of the analyzed topic areas, the Draft EIR describes the existing conditions (including regulatory and environmental settings) and analyzes the potential environmental impacts (noting the thresholds of significance and applicable methods of analysis). Impacts are considered both for both the proposed project and project variant individually, as well as cumulatively in combination with other reasonably foreseeable probable future projects and cumulative growth. The Draft EIR identifies and classifies the potential environmental impacts as:

- No Impact (NI)
- Less than Significant (LTS)
- Significant (S)
- Potentially Significant (PS)

Where a significant or potentially significant impact is identified, mitigation measures are considered to

reduce, eliminate, or avoid the adverse effects (less than significant with mitigation). If a mitigation measure cannot eliminate/avoid an impact, or reduce the impact below the threshold of significance, it is considered a significant and unavoidable impact. The following determinations are then applied to the impact.

- Less than Significant with Mitigation (LTS/M)
- Significant and Unavoidable (SU)

The Draft EIR prepared for the proposed project and project variant identifies less than significant effects and effects that can be mitigated to a less-than-significant level in all topic areas except noise (i.e. construction noise, construction vibration, cumulative construction noise), and historical resources, which the EIR identified would result in significant and unavoidable impacts. The project variant would result in generally the same impacts in these topic areas as the proposed project. The proposed project and the project variant would result in potentially significant impacts related to air quality, cultural resources, tribal cultural resources, biological resources, geology and soils, hydrology and water quality, and hazards and hazardous materials, but these impacts would be reduced to a less-than-significant level with implementation of identified mitigation measures. Impacts related to land use and planning, transportation, energy, greenhouse gas emissions, population and housing, public services and recreation, and utilities and service systems would be less than significant. Attachment S includes Table ES-1 from the executive summary of the Draft EIR for all impact areas and mitigation measures. A more detailed analysis of the impacts and associated mitigation measures by topic area for the proposed project and project variant is provided in the Draft EIR. Interested parties are encouraged to review the specific topics of interest in the Draft EIR (Attachment P).

Significant and unavoidable impacts

While identified impacts for most topic areas can be mitigated to a less than significant level, impacts related to construction noise, construction vibration, cumulative construction noise, and historical resources remain significant and unavoidable even with the application of mitigation measures. CEQA Guidelines Section 15126.2(c) requires EIRs to include a discussion of the significant environmental effects that cannot be avoided if a project is implemented. More detailed analysis for each impact and associated mitigation measures (applied even if unable to fully reduce the impact to less than significant) for the proposed project are included in noise (Chapter 3.7), and historical resources (Chapter 3.8). These same impacts are discussed for the project variant in Chapter 4. Therefore, this staff report does not separately summarize the findings of Chapter 4 pertaining to the project variant.

Noise Impacts

Impact NOI-1: Construction Noise

Construction of the proposed project or project variant would generate a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies even with implementation of Mitigation Measure NOI-1.1. The project variant would also include an emergency well and thus Mitigation Measure NOI-1.3 for the project variant (similar to Mitigation Measure NOI-1.1 for the proposed project) would be incorporated to reduce the noise levels from construction activities for the project variant; however, the plan may not be able to ensure that noise would be below the applicable thresholds in all circumstances. Mitigation Measure NOI-1.3 for the project variant would be comparable to Mitigation Measure NOI-1.1 for the proposed project, but would incorporate additional measures to address the construction of the emergency water storage reservoir, and the associated emergency well and pump house. As with the proposed project, implementation of mitigation measures during project variant construction would reduce noise by requiring a noise barrier in addition to other noise reducing measures. However, these mitigation

measures may not be able to ensure that noise would be below the applicable thresholds in all circumstances. The construction noise reduction plan and noise barrier would reduce noise, but noise levels could temporarily be as high as 97 dBA Leq, which, even with measures to reduce noise, would very likely still result in a substantial temporary increase in noise.

Impact NOI-3: Ground-borne Vibration

The proposed project and project variant would generate excessive ground-borne vibration or ground-borne noise levels. Implementation of Mitigation Measure NOI-3.1 would reduce vibration levels from construction activity during daytime and early-morning hours by requiring larger equipment to operate no closer than 50 feet from residential and other sensitive land uses to the extent feasible, no closer than 30 feet to sensitive land uses for jackhammers, along with appointment of a vibration coordinator to address any vibration-related complaints received. However, it may not be possible to ensure that vibration levels at all times and at all locations would be reduced to a level below the “strongly perceptible” level or below the threshold identified in the ConnectMenlo EIR, which the City determined is applicable to this Draft EIR, because larger equipment may need to operate at closer distances to sensitive land uses.

Impact C-NOI-1: Cumulative Construction Noise

Cumulative development would result in a significant environmental impact related to construction noise; the proposed project or project variant would be a cumulatively considerable contributor to a significant environmental impact. Because the proposed project, or project variant, on its own would result in a significant impact, its contribution would be cumulatively considerable. Although implementation of mitigation measures would reduce the proposed project’s or project variant’s construction noise impacts, such impacts were determined to be significant and unavoidable.

Impacts to cultural and tribal resources

The SRI International campus was evaluated by Page & Turnbull and determined to be eligible for listing as a historic district in the California Register of Historical Resources (CRHR) under Criterion 1 (Events) for association with SRI International as an innovative research and development institution that has contributed numerous advancements in a variety of fields including computing, business and economics, health and medicine, and physical sciences. The eligible historic district has 26 contributing buildings, and two contributing landscape features, as shown on Attachment T (excerpt from Page & Turnbull’s Historic Resources Technical Report).

As discussed further below, Page & Turnbull’s evaluation also found three buildings within the SRI International campus to be individually eligible for listing in the CRHR: Building A, under Criterion 1 (Events) and Criterion 3 (Architecture); Building E, under Criterion 1 and Criterion 2 (Persons); and Building 100, under Criterion 1. The property at 201 Ravenswood Avenue was also evaluated by Page & Turnbull and the chapel was found to be individually eligible for listing in the CRHR as a distinctive local example of Late Modernist architecture under Criterion 3 (Architecture).

Building A, built in two phases in 1958 and 1961, is individually significant because it is associated with events that have made a significant contribution to the broad patterns of our history. Building A was the first building built for SRI International. Today, Building A serves as the institution’s administrative center and most-public facing building. Building A was designed by master architects of regional significance, Stanton & Stockwell, in the Midcentury Modern style. The building is the most prominent example of the Los Angeles-based firm’s work in Northern California and is representative of their best work in the Midcentury Modern style.

Building E is individually significant because it is associated with events that have made a significant

contribution to the broad patterns of our history. Building E appears to be the building most closely associated with innovations in early computing and internetworking in the late 1960s and early 1970s. Building E also appears to be the building most closely associated with the innovative computing and internetworking research of Dr. Douglas Carl Engelbart and Donald Nielson. Among many accomplishments, Engelbart is widely recognized for his contributions to early personal computing including the patent for the first computer mouse, and Nielson led the teams that made the first connection between three dissimilar networks, often considered the “birth of the internet”, in 1977.

Building 100 was originally constructed during World War II, and served as Dibble General Hospital’s Administration Building. In 1947, Building 100 was adapted to serve as the first permanent home of Stanford Research Institute (SRI), which had previously been temporarily located for several months at the Physics Building on the Stanford University campus. Building 100 is individually significant for its association with the origination of SRI, as the building served as the first headquarters location for the institute.

The First Church of Christ Scientist chapel at 201 Ravenswood Avenue, built in 1966 by architects Inwood & Hoover, was found to be eligible at the local level under Criterion 3 as it embodies the distinctive characteristics of the Late Modern style. Page and Turnbull’s analysis is included as Appendix 3.8-1 of the Draft EIR (Attachment Q).

Impact CR-1: Historical Resources

The proposed project or project variant would cause a substantial adverse change in the significance of historical resources, pursuant to CEQA Guidelines Section 15064.5. As noted above, the CRHR-eligible SRI International Campus Historic District includes 26 contributing buildings and two contributing landscape features. The proposed project or project variant would demolish 23 of the 26 contributing buildings and one of the two contributing landscape features. The three buildings that contribute to the historic district and would remain are Building P, Building S, and Building T. The one landscape feature that contributes to the historic district and would remain is the SRI International Monument (shown in Attachment U, excerpt from Page & Turnbull’s Historic Resources Technical Report). The monument is proposed to be relocated onsite. Additionally, the project variant would demolish the chapel at 201 Ravenswood Avenue, which is also individually eligible for listing in the CRHR.

The number of buildings and landscape features that would be demolished as part of the proposed project or project variant would cause the historic district to lose its historic integrity. The three buildings and one landscape feature proposed to be retained are not sufficiently representative of the significance of SRI International’s contributions as a R&D institution and are not clustered in a manner that would allow them to be eligible as a historic district. The siting of the buildings and spatial relationships, which convey a sense of a large institutional campus, would be lost, and the site would no longer be eligible for listing in the California Register of Historical Resources (CRHR) as a historic district. Implementation of Mitigation Measures CR-1.1: Documentation, CR-1.1.a: Digital Photography, CR-1.1.b: Historical Report, CR-1.1.c: Site Plan and Drawings, CR-1.2: Interpretive Program, CR-1.3: Relocation of SRI Monument, and CR-1.4: Documentation of the Chapel (Project Variant) would reduce the potential level of impact on the three individually CRHR-eligible historical resources, or on the four CRHR-eligible resources under the project variant, and the potential impact on the CRHR-eligible SRI International Campus Historic District by requiring documentation and interpretation and/or commemoration of the resources to be demolished and the relocation of a contributing landscape feature of the historic district. However, the demolition of historical resources cannot be mitigated to a less-than-significant level.

Project alternatives

The CEQA Guidelines require study of a reasonable range of alternatives to a project; a “reasonable range” includes alternatives that could feasibly attain most of a project’s basic objectives, while avoiding or substantially lessening any of the significant adverse environmental effects of the project. An EIR does not need to consider every conceivable alternative to a project, but it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation. Section 15126.6(e) of the State CEQA Guidelines requires the evaluation of a No Project Alternative. The Draft EIR alternatives analysis focused on potential alternatives to reduce the significant and unavoidable impacts discussed above. The proposed project and the project variant have their own separate set of alternatives, which are analyzed separately in the Draft EIR but combined below for brevity. Table 6-1 of the Draft EIR (Comparative Description of the Proposed Project Alternatives) and Table 6-3 (Comparative Description of the Project Variant Alternatives) provide additional details on the project alternatives and are included in this staff report as Attachments V and W. For a summary and list of the alternatives considered but rejected, please review Chapter 6: Alternatives of the Draft EIR.

1. **No-Project Alternative.** The no-project alternative would continue the existing uses on SRI International’s research campus, which consists of 38 buildings with approximately 1.38 million square feet of mostly R&D space and areas for supporting uses. The existing cogeneration plant would continue to operate. Under the no-project alternative, 3,308 employees could work within the existing buildings at the SRI campus, which is the maximum number of employees allowed under the current CDP. This would amount to a net increase in 2,208 employees compared to existing conditions. No new construction would occur and no housing would be provided at the project site. However, this alternative could include renovations and tenant improvements to the existing buildings, as needed, to ensure modern seismic safety features to meet all standards set forth by the California Building Standards Code, address hazards, and remediate known hazardous materials. The no-project alternative analyzed for the project variant would be the same as analyzed for the proposed project, and would also include the continued use of 201 Ravenswood Avenue by the Christian Science Church and Alpha Kids Academy.
2. **Preservation Alternative 1 (Retain Building 100, and the chapel under the project variant).** Figure 6-1 of the Draft EIR (Attachment X) provides a diagram of the site plan implications with implementation of this alternative. This alternative would retain the existing office Building 100 (located near the property line with the McCandless office buildings), which is a historic resource that is individually eligible for the CRHR and as a district contributor. Historic districts may have contributing and non-contributing buildings, sites, structures, objects, or open spaces. A contributor, like Building 100, adds to the historic associations, historic architectural qualities, or archeological values for which a property is significant. Under this alternative, individually eligible Buildings A and E would be demolished, as would all other contributing buildings proposed for demolition under the proposed project. All new office and residential buildings included in the proposed project or project variant would be built. Under the project variant, all buildings at 201 Ravenswood Avenue would be retained and repurposed, including the chapel, which is individually eligible for the CRHR. The emergency water storage reservoir and associated facilities would be built under the project variant.
3. **Preservation Alternative 2 (Retain Buildings 100, A, and E, and the chapel under the project variant).** This alternative would retain all three individually CRHR eligible buildings on the SRI site: Buildings 100, A, and E. Figure 6-2 of the Draft EIR (Attachment Y) provides a diagram of the site plan implications with implementation of this alternative. Buildings A and E would continue to be used for office and R&D space but would need to be upgraded. Building 100 would be used for

support functions/amenity space. Because the footprints of Buildings A and E are on the site of several proposed office/R&D and residential buildings, the siting, footprint, and massing of several of the new buildings would need to be altered to accommodate the retention of Buildings A and E, and several proposed buildings would not be constructed, resulting in a reduction in office/R&D square footage from existing conditions. Additionally, for the project variant, all buildings at 201 Ravenswood Avenue would be retained and repurposed, including the chapel, which is individually eligible for CRHR. The project variant would continue to accommodate the potential emergency water storage reservoir.

- 4. Preservation Alternative 3 (Retain Buildings 100, A, E, and B, and the chapel under the project variant).** This alternative would retain the three buildings that are individually eligible for the CRHR as well as district contributor Building B. Figure 6-3 of the Draft EIR (Attachment Z) provides a diagram of the site plan implications with implementation of this alternative. Buildings A, E, and B would continue to be used for office and R&D space but would need to be upgraded. Building 100 would be used for support functions/amenity space. Because the footprints of Buildings A, B, and E are on the site of several proposed office/R&D and residential buildings, the siting, footprint, and massing of several of the proposed new buildings would need to be altered to accommodate the retention of Buildings A and E, and several proposed buildings would not be constructed, resulting in a reduction in office/R&D square footage from existing conditions. Project variant attributes would be consistent with Alternative #3.

As shown in Tables 6-12 (Comparison of Impacts among Proposed Project Alternatives, Attachment AA of this staff report) and 6-13 (Comparison of Impacts among Project Variant Alternatives, Attachment BB of this staff report) of the Draft EIR, which summarize the impacts of the preservation (i.e., build) alternatives compared to the impacts of the proposed project and project variant, all topics would result in the same significance conclusions under the build alternatives.

Preservation Alternatives 2 and 3 for both the proposed project and the project variant would retain all three, or four under the project variant, individually eligible resources. Therefore, these alternatives would result in a less-than-significant impact on individually eligible historic resources, compared to the significant and unavoidable impacts under the proposed project and project variant. Because Preservation Alternative 3 would result in slightly less construction than Preservation Alternative 2, slightly fewer construction-related impacts would occur under Preservation Alternative 3. For these reasons, Preservation Alternative 3 would be the environmentally superior alternative for both the proposed project and the project variant.

Next steps

The comment period on the Draft EIR is open through 5:30 p.m. on August 5, 2024. Once the Draft EIR comment period is completed, city staff and the environmental consultant will review and respond to all substantive comments received in a "Response to Comments" document as part of the Final EIR. The Final EIR must be certified before final action can be taken on the proposed project. Certification of the Final EIR does not require that the City Council approve the requested land use entitlements for the proposed project or project variant.

Study session

Please refer to the earlier section of this staff report for a general overview of the masterplan proposal. This portion of the staff report highlights a variety of topic areas for consideration during this study session. Again, as a reminder, the project variant is the development that the applicant is pursuing and thus reference to the "proposed project" is actually referring to the project variant.

Planning Commission considerations

The Commission should use the study session as an opportunity to review the proposed project, receive public comment and ask clarifying questions. The topics below are intended to help guide the Commission's discussion and are not intended to limit the Commission to these specific topics.

- Zoning district standards and requirements
- Transportation demand management (TDM) plan trip reduction percentages;
- Proposed updated site plan layout, including the location of the 100% affordable building;
- Proposed mix of uses;
- Site access, including vehicular, pedestrian and bicycle;
- Parking ratios and locations of parking garages;
- Design and height of parking garages;
- Architectural design of residential buildings and non-residential buildings; and
- Roadway congestion (LOS) intersection improvements

General plan and zoning

The current General Plan designation for the project site is Commercial (Professional and Administrative Offices). This designation permits a range of uses, including professional, executive, general, and administrative offices; R&D facilities; residential uses; public and quasi-public uses; and similar uses. Through the rezoning effort to implement the City's 6th Cycle Housing Element, the City Council amended the C-1 zoning district to conditionally permit residential uses.

Amendment(s) to the General Plan would be required to allow for the proposed project. The zoning would also allow for potential future community or public buildings. As amended, the applicable General Plan designation would apply to the entire project site. A zoning ordinance text amendment would also be needed and would create a new mixed-use zoning district. The new district would establish discrete development standards including permitted uses, density, building height and open space. The zoning would also regulate components such as design standards, transportation demand management (TDM) requirements, LEED standards, use of renewable energy, water efficiency, waste management, and bird-friendly design.

Additionally, an amendment to the zoning map would be needed to rezone the project site from C-1(X) (Administrative and Professional District, (Restrictive), R-1-S (Residential, Single Family Suburban), and P (Parking) to a new mixed-use zoning district. The project site is also proposed to include a new conditional development "X" overlay for a new CDP that addresses site-specific topics, such as public and private infrastructure requirements, open space improvements, rules for modifications, design controls, phasing, operational requirements and other project-specific conditions of approval to carry out the proposed project. The CDP may also limit the square footages permitted for each use type, beyond the zoning, based on the plans submitted for the proposed project.

The applicant and City staff are discussing the parameters for the proposed zoning district and where applicable this staff report identifies areas that may be incorporated into the zoning district and/or the CDP. The study session provides an opportunity for community members and the Planning Commission to provide feedback on topics for consideration in the zoning and CDP.

Design and materials

The masterplan does not include detailed architectural designs for the proposed buildings. However,

through the CDP, the City is exploring with the applicant design standards that could include parameters for architectural styles and materials. The office/R&D buildings are anticipated to embody a contemporary architectural style with predominately glass facades and large flexible floor plates to accommodate a range of possible users within the office and R&D spaces.

The precedent images (included in Attachments E and F) for the residential buildings in the northeast corner of the property (the 100% affordable building component and adjacent townhomes) vary in architectural style with more contemporary architectural themes, while the rest of the residential units along the west side of the property feature a more defined Spanish Mediterranean style. A separate non-profit housing developer would develop the 100% affordable building. The applicant has not identified a partner developer at this point, which could affect the architectural design of the building.

Design standards

The updated C-1 zoning district includes residential design standards that establish requirements related to the following topics:

- Building setbacks and projections within setbacks
- Façade modulation and treatment
- Building profile
- Height
- Exterior materials
- Building design
- Open space (common and private open space per unit)
- Access and parking
- Lighting

The City and the applicant are evaluating the standards incorporated into the C-1 zoning district (which were adapted from other multi-family residential zoning districts) to determine if any modifications to the standards are necessary to accommodate the applicant's vision for the masterplan. Key areas under evaluation are setbacks (minimum and maximum) from public right-of-ways, building profile, and modulation. Section 16.30.040 (Residential design standards) of the C-1 zoning district is included in Attachment BB. Staff will continue to evaluate the robust design standards in the R-MU zoning district (Chapter 16.45) to determine if they are appropriate for inclusion into the proposed zoning district, as well as the standards in the El Camino Real Downtown Specific Plan. Additional considerations include the massing and heights of the parking garages, and design elements that may help members of the public identify the restaurant in the office amenity building as publicly-accessible. Residential design standards could also include requirements for architectural cohesively between residential buildings and potentially standards for interior layouts. The Planning Commission would review all buildings for compliance with the CDP through future architectural control permit reviews. The Planning Commission may provide feedback on desired architectural design components and design standards at this time for staff and the applicant to consider.

Open space, trees, and landscaping

The proposed project includes approximately 20 acres of open space areas and supporting amenities that would be available to the community. As shown in Attachment DD, approximately 5.1 acres of private residential open space, five acres of private open space for the office/R&D buildings, and limited private open space surrounding Buildings P, S and T, would also be provided. Publicly accessible open space features would include:

- An approximately six-acre Ravenswood Avenue parklet on the northern edge of the site with a shared use path and small-scale public spaces;
- An approximate 9-acre Parkline Central Commons in the center of the site consisting of flexible-use lawn area, multi-use plaza and event pavilion; and
- An approximately 2.7-acre actively programmed recreational area along Ravenswood Avenue proximate to the affordable housing parcel.

Attachment F provides further details on these open space features, including focused open space diagrams and proposed on-site pathways along the frontages. The project site currently contains approximately 1,340 trees. Approximately 800 trees would be removed, including approximately 245 heritage trees. The project arborist report from 2022 is included in Attachment FF. This report does not include the latest tree numbers mentioned above or the 201 Ravenswood Avenue site. The applicant indicates an updated arborist report will be available in the near future, which will be posted on the project website (www.menlopark.gov/parkline).

Publicly accessible open space

The C-1 zoning district does not include a requirement for publicly accessible open space; however, the R-MU district includes detailed standards for publicly accessible open space, including site furnishings, visibility, and accessibility requirements, which staff is evaluating for applicability to the proposed project. These requirements may be memorialized in the proposed zoning district and/or the CDP. The zoning district also includes a section that provides performance requirements for paseos and staff are evaluating if the multi-use paths through the site should adhere to these standards or whether other project-specific design standards should be incorporated into the proposed zoning and/or CDP. An excerpt from the R-MU zoning district is included in Attachment EE. In addition, section 15.16.020 of the Menlo Park Municipal Code addresses requirements for the dedication of land for parks or payment of fees in connection with the subdivision of land, and the applicability of these requirements will be evaluated as part of the applicant's vesting tentative map application.

Heritage tree removals and replacements

The City Arborist and Community Development Department are evaluating the applicant's heritage tree removal permits and replacement plan. Given the scale and the masterplan approach, the CDP may incorporate a modified process for heritage tree removals and replacements. The anticipated process would identify during the masterplan phase the maximum number of heritage trees that could be removed. Then with each building/site specific architectural control permit review, the applicant would submit an updated heritage tree removal plan, potentially detailed alternative designs and cost analysis for development based heritage tree removals (or only specific ones), to identify if any of the previously approved heritage tree removals could be preserved based on the detailed designs. The heritage tree replacement plans would also be reviewed and compliance with the overall project site would be tracked with each architectural control permit. This process would be similar to the Willow Village CDP. The City will incorporate a proposed process and staff evaluation with the project entitlements for the Planning Commission's consideration.

Green and sustainable building

The proposed project would incorporate a range of robust sustainability measures, including the following:

- Demolition of most existing buildings onsite, including the cogeneration plant, and replacement with more energy efficient buildings. The new buildings would be all electric, with limited exceptions.
- Dual plumbing for all buildings for future connection to recycled water, when available, and potentially

- greywater collection and treatment for Residential Buildings 1 and 2.
- On-site solar photovoltaics.
- Electric vehicle (EV) chargers and EV electrical infrastructure, including 30% of total automobile parking spaces for commercial buildings.
- Variable Refrigerant Flow (VRF)-based space conditioning at residential units instead of split systems and energy efficient HVAC systems with heat recovery at commercial buildings.
- A range of LEED certification strategies or equivalent standards across the residential area and the office/R&D area. (The applicant indicates the proposed project would achieve LEED Gold.)

In addition to the above applicant-proposed green and sustainable building requirements, the City intends to utilize Section 16.45.130 (Green and sustainable building) from the R-MU zoning district as a guide to draft the zoning district and/or CDP requirements for the proposed project. Key requirements incorporated into this zoning district (and other City districts) include: LEED certification, energy planning, water use efficiency and recycled water, sea level rise resiliency (which may not be applicable to the project site), waste management (including operational phase waste management), and bird-friendly design. These topics, in coordination with the sustainability measures outlined above, are anticipated to form the basis for the sustainability requirements for the proposed project.

A water supply assessment (WSA) was prepared for the proposed project evaluated in the Draft EIR and project variant. The WSA provided an assessment of supply for MPMW during normal, single dry, and multiple dry water years for a 20-year projection and compared it to existing and planned future demands, including the demand associated with the City's HEU and the with the proposed project evaluated in the Draft EIR and project variant, and found that water shortfalls are projected during single and multiple dry years. MPMW plans to address supply shortfalls during dry years through water demand reductions and other shortage response actions by implementation of its Water Shortage Contingency Plan (WSCP). However, staff is working with the applicant to identify measures to reduce water demand beyond City-standard requirements.

Hazardous materials

There are currently six diesel back-up generators on the project site. The proposed project would remove three of the six existing generators along with the cogeneration power facility and would install 14 new generators onsite (including one generator associated with a separate project to update Buildings P, S, and T), for total of 17 generators. The City permits hazardous materials through a use permit or administrative permit process depending on the zoning district. Each review process includes compliance review by the City's Building Division, the Menlo Park Fire Protection District (Menlo Fire), the West Bay Sanitary District and the San Mateo County Environmental Health Services Division. Use of hazardous materials for R&D uses would go through the same standard review process. The City is evaluating the appropriate review process for hazardous materials for the generators and R&D operations for the proposed project. The O (Office) and LS (Life Sciences) zoning districts allow hazardous materials administratively. Preliminary compliance documentation for the generators may be conducted during the masterplan review, allowing the CDP to provide broad approval for the generators, with specific compliance documentation required for each generator prior to building permit issuance.

As described in the Draft EIR, laboratories that handle biological agents are categorized as BSL-1 through BSL-4, based on the types of materials handled and the potential infectivity, severity of disease, transmissibility, and nature of the work being conducted. Regulatory oversight of laboratory uses exists at the federal, state, and local level. BSL-4 labs have the most stringent safety and security requirements. There are currently only four operational BSL-4 laboratory suites in the United States and so a BSL-4 lab is

highly unlikely to occupy the project site. BSL-1 and 2 labs are the most common in Menlo Park and the broader area.

Although BSLs in Menlo Park are not currently regulated by the zoning ordinance, the proposed new zoning district for the proposed project could address BSLs for laboratory uses. Regardless of the BSL, any laboratory would be required to comply with applicable federal, state, and local standards. Further, compliance with the City's requirements for hazardous materials would also apply.

Transportation planning

Transportation demand management (TDM) plan and trip reduction

The Draft EIR analyzes a minimum trip reduction of 25 percent for the residential uses and a minimum trip reduction of 28 percent for the non-residential uses, from typical Institute of Transportation Engineers' (ITE) rates for this type of development project. These trip reduction percentages, which also include reductions due to the close proximity of the Caltrain station, are included in the applicant's proposed TDM plan. The current C-1 zoning does not include a TDM plan or trip reduction requirement; however, the proposed zoning is anticipated to include a requirement to reduce trips through a TDM plan. For reference, the City's R-MU, O, and L-S zoning districts in the Bayfront Area include a requirement that projects reduce trips by a minimum of 20 percent from standard ITE rates. The City's Transportation Team enforces the City's adopted TDM Guidelines for development projects. The Guidelines include a list of measures to reduce trips (i.e. congestion) generated by a project but do not identify a specific trip reduction goal. Further, the City is subject to the Transportation Demand Management Policy Update Approach and Transportation Demand Management Policy Implementation Guide adopted by the City/County Association of Governments of San Mateo County (C/CAG), which require reductions from average daily trips. Given the site's proximity to a high quality transit station, C/CAG requires a minimum 25% reduction in trips from active TDM measures. C/CAG acknowledges in its policy documents that projects within 0.5 mile of a high quality transit station would also see passive reductions given the proximity to transit of 10%. C/CAG does not require active trip count monitoring but rather documents compliance through tenant and property owner surveys. In the Bayfront Area the City has imposed an annual trip monitoring (i.e. driveway counts) for a multi-day period once a year to document compliance with the trip reduction targets. The City also requires annual monitoring for the 1305 O'Brien and Menlo Gateway development projects, as part of the project conditions. The Meta East and West Campuses include trip caps with real time monitoring and reporting requirements. The Meta Campuses include penalties for trip cap exceedances. The Menlo Gateway project also includes a penalty for exceeding its trip limits, which would be determined during the annual monitoring. The City anticipates requiring annual monitoring at the project site to document compliance with the adopted trip reduction requirement. The office/R&D and the residential components may be monitored separately since each component may have its own trip reduction requirement and monitoring methodology; however, since the project site has multiple shared access points separate monitoring may be infeasible. City staff will incorporate a recommended monitoring approach as part of future Planning Commission review.

Level of service or roadway congestion analysis (non-CEQA transportation analysis)

Level of service (LOS) is no longer a CEQA threshold of significance; however, the City's TIA Guidelines require that the TIA also analyze LOS for planning purposes. The LOS analysis determines whether the project traffic would cause an intersection LOS to be potentially noncompliant with local policy if it degrades the LOS operational level or increases delay under near term and cumulative conditions. The LOS and delay thresholds vary depending on the street classifications as well as whether the intersection is on a State route or not. The TIA further explains the LOS thresholds and the identified deficiencies and recommended improvements measures to comply with the TIA Guidelines. Where deficiencies are identified, the TIA Guidelines require consideration of improvement measures. The project TIA is included in Attachment GG.

Near-term (2027) plus project conditions

The proposed project would result in the following nine study intersections being non-compliant with local policies in either the a.m. or p.m. peak periods.

- #6 Bay Road and Ringwood Avenue
- #7 US 101 NB Ramp and Willow Road
- #9 Bay Road and Willow Road
- #10 Durham Street and Willow Road
- #13 Middlefield Road and Willow Road
- #22 Laurel Street and Glenwood Avenue
- #44 O'Brien Drive and Willow Road
- #45 Newbridge Street, at Willow Road
- #46 Bayfront Expressway and University Avenue

Cumulative (2040) plus project conditions

The proposed project would cause an additional five intersections to be potentially non-compliant with respect to local policies during either a.m. or p.m. peak hours under cumulative plus project conditions compared to near-term plus project conditions.

Microsimulation analysis

A micro-simulation analysis (Attachment KK) was conducted for study intersections on Middlefield Road and Ravenswood Avenue in the project vicinity to identify potential project effects and improvements along these corridors. The results of the micro-simulation analysis show that the following intersections would be adversely affected by the proposed project:

- #15 Middlefield Road and Ravenswood Avenue
- #16 Middlefield Road and D Street/Ringwood Avenue
- #17 Middlefield Road and A Street/Seminary Drive
- #19 Project Driveway B1 West and Ravenswood Avenue
- #20 Project Drive/Pine Street and Ravenswood Avenue

The analysis identified the following improvements would generally improve traffic flow along the Middlefield Road and Ravenswood Avenue corridors, and it is anticipated that these will be included as recommended conditions of approval:

- Changing the east/west phasing at Middlefield Road and Ringwood Avenue (#16) from permitted to split phasing and modifying the signal timings at Middlefield Road & Ravenswood Avenue (#15). The analysis assumed half cycle length at the Middlefield/Ravenswood intersection during the PM peak hour;
- A new traffic signal at Middlefield Road and Seminary Drive (#17) with protected north/south phasing and split east/west phasing and optimized cycle length, through movement would be restricted with raised islands;
- Extension of the northbound left-turn storage length at Middlefield Road and Seminary Drive (#17) from 50 feet to 325 feet; and
- Add center medians with left-turn pockets or a center two-way left-turn lane along Ravenswood Avenue between the proposed project driveway and W First Street (between the Ravenswood Avenue parklet and the Parkline recreation area) and Laurel Street.

Recommended improvement measures

In addition to the improvements identified from the microsimulation analysis, improvements at the intersection of Durham Street and Willow Road (#10) are recommended, as discussed in the TIA, to restripe southbound Hospital Plaza to include one left-turn and one shared through right-lane and repurpose access space for a right-turn lane or re-designate as pedestrian infrastructure like a bulb-out. Additionally, signal phasing changes are proposed. Recommended improvement measures are anticipated to be addressed through project conditions.

Phasing

The CDP and DA are anticipated to include project milestones for the proposed project phasing. Attachment HH shows the proposed project phasing, with the 100% affordable building in phase 3, all other residential buildings, office/R&D Buildings 1, 3 and 5, and the office amenity building in phase 1, and the rest of the buildings and parking structures in phase 2. The applicant indicates phasing could include demolition of all structures except Buildings P, S, and T, followed by phased infrastructure improvements and buildings.

Additionally, the applicant indicates that since the affordable housing site would be donated to a non-profit affordable housing developer, the applicant would not be able to directly control the timing of the delivery of the units. Further, the affordable housing developer would need to seek federal, state, and potentially local funding, as well as tax credit allocations, prior to commencing permitting and construction. The timing for the donation of the parcel could be a negotiated DA item. The proposed project currently includes the public open space restrooms and other community serving uses within the 100% affordable building, which could result in the timing of these community-serving uses provided after completion of the adjacent publicly accessible open space, as currently proposed.

Below market rate (BMR) housing

The City's BMR Ordinance and BMR Housing Program Guidelines require a minimum of 15 percent of the proposed dwelling units for residential development projects with 20 or more rental units be set aside for low-income households or an equivalent alternative. The City's Guidelines provide flexibility in the income limits associated with for-sale dwelling units.

Table 5 below shows the proposed unit breakdowns. Of the 646 units located in the mixed-income buildings (Residential 1, Residential 2, Townhome 1 and Townhome 2), 15% (97 units) would be affordable to low-income households, and the unit mix/type for those income-restricted units would be consistent with the overall unit mix/type. In addition to the 15% BMR requirement, the applicant would dedicate an approximately 1.6-acre site to an affordable housing developer for a 100% affordable building (Residential 3), which would include up to 154 affordable units, for a total of 251 (31.4%) income-restricted units out of the 800 total proposed units. The income limits for the 100% affordable housing component have not been identified, but would at a minimum, be affordable to low-income households or equivalent. The applicant indicates that the 100% affordable component may include units for individuals or families with special needs. Staff will be working with the applicant to draft a BMR housing agreement for review by the Housing Commission in the fall of 2024. The Commission and community may wish to provide input on the inclusionary and standalone BMR components.

Table 5: Proposed residential unit types

	Number of units	Percentage
Studio	46	5.75%
1 bedroom/1 bath (R1 &R2)	253	31.63%
2 bedroom/2 bath (R1 & R2)	257	32.13%
3 bedroom/ 2 bath (R1 & R2)	44	5.50%
4 bedroom/3 bath townhouse	46	5.75%
1bedroom/ 1 bathroom (100% affordable bldg.)	70	8.75%
2 bedroom/1 bath (100% affordable building)	42	5.25%
3 bedroom/ 2 bath (100% affordable building)	42	5.25%
Total	800	100%

Development agreement (DA)

A DA is a negotiated contract between a developer and a city that both allows the city to impose conditions on development projects beyond the city’s municipal code requirements and provides greater certainty to the developer by limiting the city’s ability to apply changes to regulatory standards to the project for a certain period of time. A DA must be approved by ordinance adopted by the City Council following a recommendation from the Planning Commission. The study session provides an opportunity for the Planning Commission to provide general input on topics for staff and the applicant to consider in the DA negotiations. Potential DA topics include:

- Funding for projects that would provide connectivity to the site, for example, Middle Avenue Caltrain undercrossing;
- Funding for city reservoir/recycled water infrastructure or projects/voluntary water reductions;
- Community open space;
- Additional affordable housing;
- Project phasing, including phasing of the residential versus non-residential components and timing for dedication of the 100% affordable component;
- Reserve land/space for potential community/public building; and
- Funding for capital improvement projects.

Staff anticipates beginning the DA negotiations in the near future, since the Draft EIR has been released. The City Council previously appointed Council members Wolosin and Doerr to a sub-committee who will serve as a resource to staff in the DA negotiations.

Fiscal impact analysis

A fiscal impact analysis (FIA) was prepared for the proposed project evaluated in the Draft EIR and the project variant and is included as Attachment II. The FIA analyzes two potential build out scenarios for both

the proposed project evaluated in the Draft EIR and project variant, one where 100% of the office/R&D buildings are used for office and one where 100% are used for R&D.

The FIA estimates that the proposed project evaluated in the Draft EIR and project variant would both have a positive net fiscal impact on the City of Menlo Park's annual general fund operating budget, for both the 100% office and 100% R&D scenarios. The proposed project evaluated in the Draft EIR and the project variant would also both generate a net positive fiscal impact for the Menlo Park Fire Protection District, Sequoia Union High School District, and the Menlo Park City Elementary School District, for both 100% office and 100% R&D scenarios. Attachment JJ provides more detailed information on the net fiscal impact findings for both scenarios, under both the proposed project evaluated in the Draft EIR and project variant.

Correspondence

As of the writing of this report, staff has received three items of correspondence on the Draft EIR. The comment letters are included in Attachment LL. All substantive comments received on the Draft EIR will be included and addressed as part of the final EIR.

Impact on City Resources

The applicant is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the proposed project. The applicant is also required to fully cover the cost of work by consultants performing environmental review and additional analyses to evaluate potential impacts of the project.

Environmental Review

A Draft EIR has been prepared for the proposed project. Following the close of the comment period, staff and its consultant will compile the response to comments document, and will consider and respond to substantive comments received on the Draft EIR. Repeat comments may be addressed in Master Responses, and portions of the EIR may be revised in ~~striketrough~~ (deleted text) and underline (new text) format. Once the responses and revisions are complete, the Final EIR will be released, consisting of the Response to Comments document plus the Draft EIR. The Final EIR will be considered for certification in compliance with CEQA by the City Council, with the Planning Commission providing a recommendation, prior to the final project actions.

Public Notice

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail to owners and occupants within a ¼ miles radius of the subject property.

Attachments

- A. Existing CDP for SRI Campus, dated November 30, 2004
- B. Project location map
- C. Proposed project site plan
- D. Project variant site plan
- E. Project variant – masterplan plan set and vesting tentative map:
https://menlopark.gov/files/assets/public/v/1/parkline_updated-project-variant-plan-set.pdf

- F. Select updated sheets for the project variant masterplan plan set:
https://menlopark.gov/files/sharedassets/public/v/1/community-development/documents/projects/under-review/parkline/parkline_selected-updated-plan-sheets.pdf
- G. Project variant narrative
- H. May 21, 2024 City Council staff report: https://menlopark.gov/files/sharedassets/public/v/2/agendas-and-minutes/city-council/2024-meetings/agendas/20240521/20240521-city-council-special-and-regular-agenda_w-pres.pdf
- I. Minutes from May 21, 2024 City Council study session:
<https://menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/city-council/2024-meetings/minutes/20240521-city-council-special-and-regular-minutes-approved.pdf>
- J. Proposed square footages per building
- K. Conceptual building heights
- L. Proposed vehicular circulation
- M. Proposed bicycle circulation
- N. Proposed pedestrian circulation
- O. Project milestones
- P. Draft EIR: https://menlopark.gov/files/sharedassets/public/v/1/community-development/documents/projects/under-review/parkline/deir_20240620/parkline_deir_web_06172024.pdf
- Q. Draft EIR appendices: https://menlopark.gov/files/sharedassets/public/v/1/community-development/documents/projects/under-review/parkline/deir_20240620/parkline_deir_appendices_web_06172024.pdf
- R. Notice of Preparation (NOP): <https://menlopark.gov/files/sharedassets/public/v/1/community-development/documents/projects/under-review/parkline/parkline-notice-of-preparation.pdf>
- S. Summary of Draft EIR impacts – Table ES-1 of Draft EIR
- T. Eligible historic district (excerpt from Page & Turnbull’s Historic Resources Technical Report)
- U. Photo of SRI monument (excerpt from Page & Turnbull’s Historic Resources Technical Report)
- V. Comparative Description of the Proposed Project Alternatives – Table 6-1 of the Draft EIR
- W. Comparative Description of the Project Variant Alternatives – Table 6-3 of the Draft EIR
- X. Preservation Alternative 1 – Figure 6-1 of the Draft EIR
- Y. Preservation Alternative 2 – Figure 6-2 of the Draft EIR
- Z. Preservation Alternative 3 – Figure 6-3 of the Draft EIR
- AA. Comparison of Impacts among Proposed Project Alternatives – Table 6-12 of the Draft EIR
- BB. Comparison of Impacts among Project Variant Alternatives – Table 6-13 of the Draft EIR
- CC. Zoning Ordinance Excerpt: C-1 Residential design standards (Municipal Code Section 16.30.040)
- DD. Proposed project open space
- EE. Zoning Ordinance Excerpt: RM-U open space and paseos (Municipal Code Section 16.45.120(4))
- FF. Arborist report: https://menlopark.gov/files/sharedassets/public/v/1/community-development/documents/projects/under-review/parkline/parkline_selected-updated-plan-sheets.pdf
- GG. Transportation Impact Analysis (TIA): https://menlopark.gov/files/sharedassets/public/v/1/community-development/documents/projects/under-review/parkline/parkline-tia_2024-07-11-w-appendices.pdf
- HH. Project Phasing
- II. Fiscal Impact Analysis (FIA): https://menlopark.gov/files/sharedassets/public/v/1/community-development/documents/projects/under-review/parkline/deir_20240620/parkline-master-plan-fia-report-06-19-2024.pdf
- JJ. Net fiscal impact findings
- KK. Micro-simulation analysis: <https://menlopark.gov/files/sharedassets/public/v/1/community-development/documents/projects/under-review/parkline/parkline-simulation-analysis-memo-20240710.pdf>

LL. Correspondence

Report prepared by:
Corinna Sandmeier, Principal Planner

Report reviewed by:
Kyle Perata, Assistant Community Development Director

CONDITIONAL DEVELOPMENT PERMIT
SRI INTERNATIONAL – 333 RAVENSWOOD AVENUE
 Approved at the City Council Meeting of November 30, 2004

1. **Applicant** SRI International
2. **Property Location** 333 Ravenswood Avenue
3. **Area of Property** 62.1 acres
4. **Present Zoning** C-1-X (Administrative and Professional, Restrictive, Research and Development) Conditional Development District
5. **Uses Permitted** Professional, Executive and Administrative Offices, Research and Development Facilities
6. **Purpose of Permit** To allow the planned development of the SRI International's property to permit optimum use of the site.
7. **Development Plans** Development Plans shall be approved by the Planning Commission prior to the issuance of a Building Permit, and shall include the following:
 - a. **Site Plan.** The Site Plan shall show the proposed location of all new buildings and the exact location of existing buildings and temporary trailers and all other physical features such as roads, hydrants, electroliers, power poles, walls, fences, general open space, etc.
 - b. **Building Elevations.** Elevation drawings of proposed buildings shall show the exact height of buildings, proposed exterior finishes and proposed colors.
 - c. **Parking Plan.** Parking Plan shall show all existing parking, proposed parking, and areas where additional parking might be developed if necessary in the future.
 - d. **Site Drainage Plan.** Site Drainage Plan shall show how all surface run-off is to be disposed of, and shall be approved by the City Engineer prior to the issuance of a Building Permit.
 - e. **Landscaping Plan.** A Landscaping Plan showing all existing and proposed landscaping shall be submitted for Planning Commission approval.
 - f. **Fire Protection Program.** Provisions shall be made for access and facilities considered necessary and reasonable for adequate fire protection.
 - g. **Street Improvement Plan.** Street improvement shall be submitted to the City Engineer for his approval.
 - h. **Circulation Plan.** Site Circulation Plan showing interior circulation pattern and its relation to public streets shall be submitted to the City Engineer for his approval.
8. **Development Standards** Building setbacks, building coverage and open space shall be in accordance with the approved Development Plans and the following standards:
 - a. **Setbacks.** All buildings shall be set back at least 60 feet from the exterior property lines, except that buildings located in the 5-acre, southeasterly quadrant of the campus (Buildings S, T, and U as of

November 2004) shall be set back at least 20 feet from the southwesterly and northeasterly property lines and maintain a minimum setback equal to the existing Building T setback in November 2004 (approximately 39 feet) along the southeasterly property line.

- b. **Building Coverage**. Building coverage shall not exceed 40% of the total site.
- c. **Building Height**. Building height shall not exceed 50 feet, as measured from the average natural grade, excluding mechanical equipment, elevator penthouses or similar architectural appurtenances.
- d. **Utilities**. All new utilities shall be installed underground.
- e. **Parking and Landscaping**. Parking and Landscaping Plans shall be developed and maintained according to the approved plans. Additional parking, if necessary at a future date, shall be developed by the applicant. Need shall be determined by the City.
- f. **Public Improvements**. All public improvements shall be installed in accordance with all applicable City Standards and approved by the City Engineer.
- g. **Maximum Development Potential**. Square footage of all buildings shall not exceed 1,494,774 square feet.
- h. **Maximum Number of Persons Working On-site**. Total number of persons working on-site shall not exceed 3,308. For non-SRI general office uses the allowable number of persons working on-site shall be reduced at a 2:1 ratio.

- 9. **Parcel Map:** A Parcel Map shall be submitted for City approval prior to the issuance of a Building Permit and shall include the following:
 - a. **Dedication and/or Reservation**. Dedication and/or reservation for future street widening and proposed streets shall be shown according to approved plans.
 - b. **Easements**. All existing and proposed easements shall be shown.
- 10. **Temporary Buildings:** All existing temporary buildings and trailers being replaced by new construction shall be demolished or removed from the property, and no new temporary facilities (buildings or trailers) shall be installed without City approval. All existing trailers shall be phased out within one year from the date of completion of increment two.
- 11. **Environmental Impact:** All mitigating measures included in the Environmental Impact Report are part of this Conditional Development Permit and shall be implemented at the appropriate stage of development.
- 12. **Compliance:** This Permit shall be binding upon the applicant and any subsequent owner of the property or portion thereof. Failure to comply with any of the conditions of this Permit may result in the revocation of this Permit.
- 13. **Amendments:** This Permit may be amended by a majority vote of the City Council. Application for amendments shall be made by the property owner, in writing, to the Planning Commission. The Planning Commission shall then forward its recommendation to the City Council.

Approved by the City Council on November
30, 2004

Approved by the Planning Commission on October
25, 2004

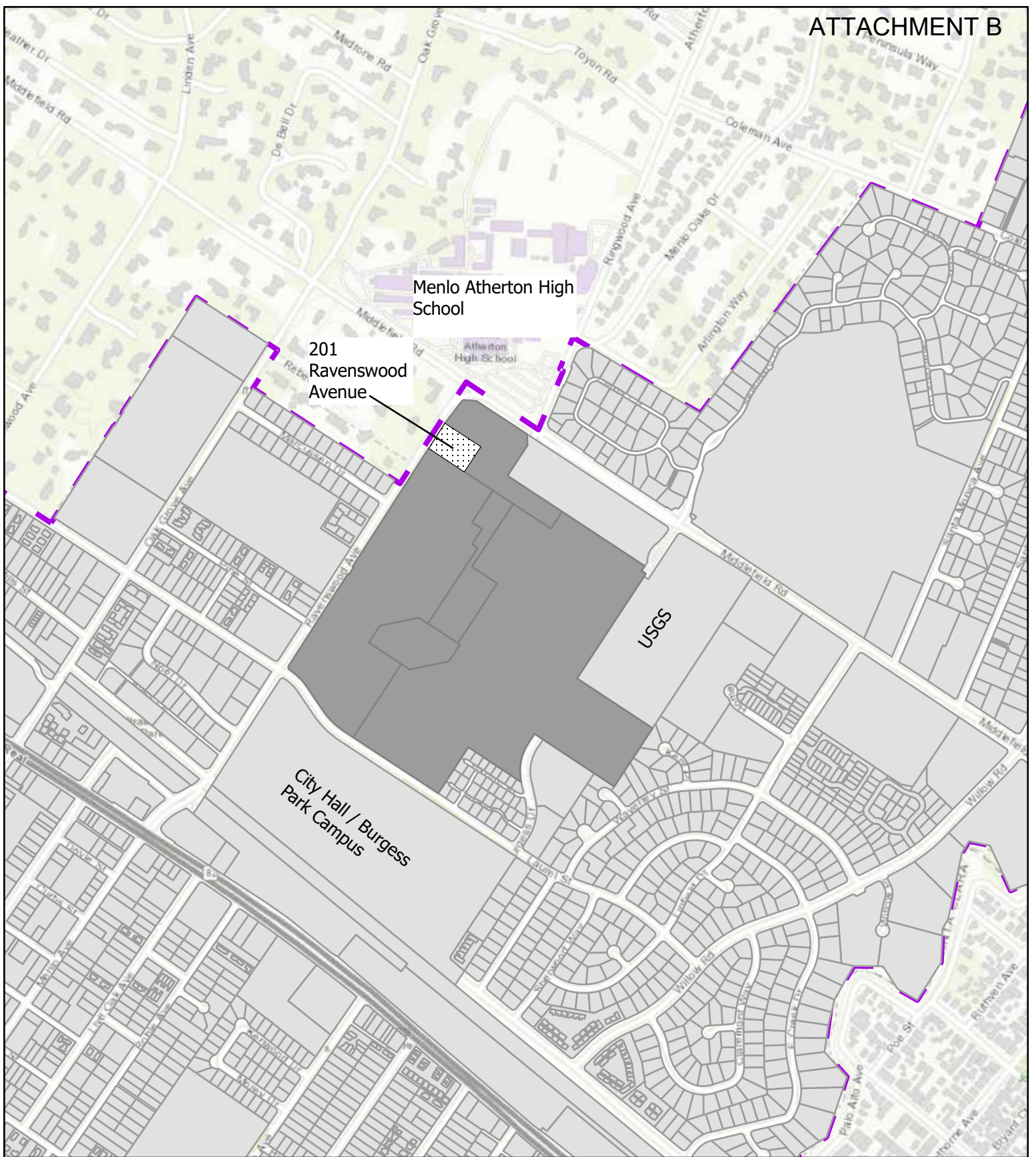
Silvia Vonderlinden, City Clerk

Arlinda Heineck, Community Development Director

Adoption and Amendment History:

- Adopted by the City Council in 1975.
- Amended by the City Council in 1978.
- Amended by the City Council on September 9, 1997.
- Amended by the City Council on November 30, 2004

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CITY OF MENLO PARK

LOCATION MAP

333 RAVENSWOOD AVENUE - PARKLINE



CITY OF
MENLO PARK

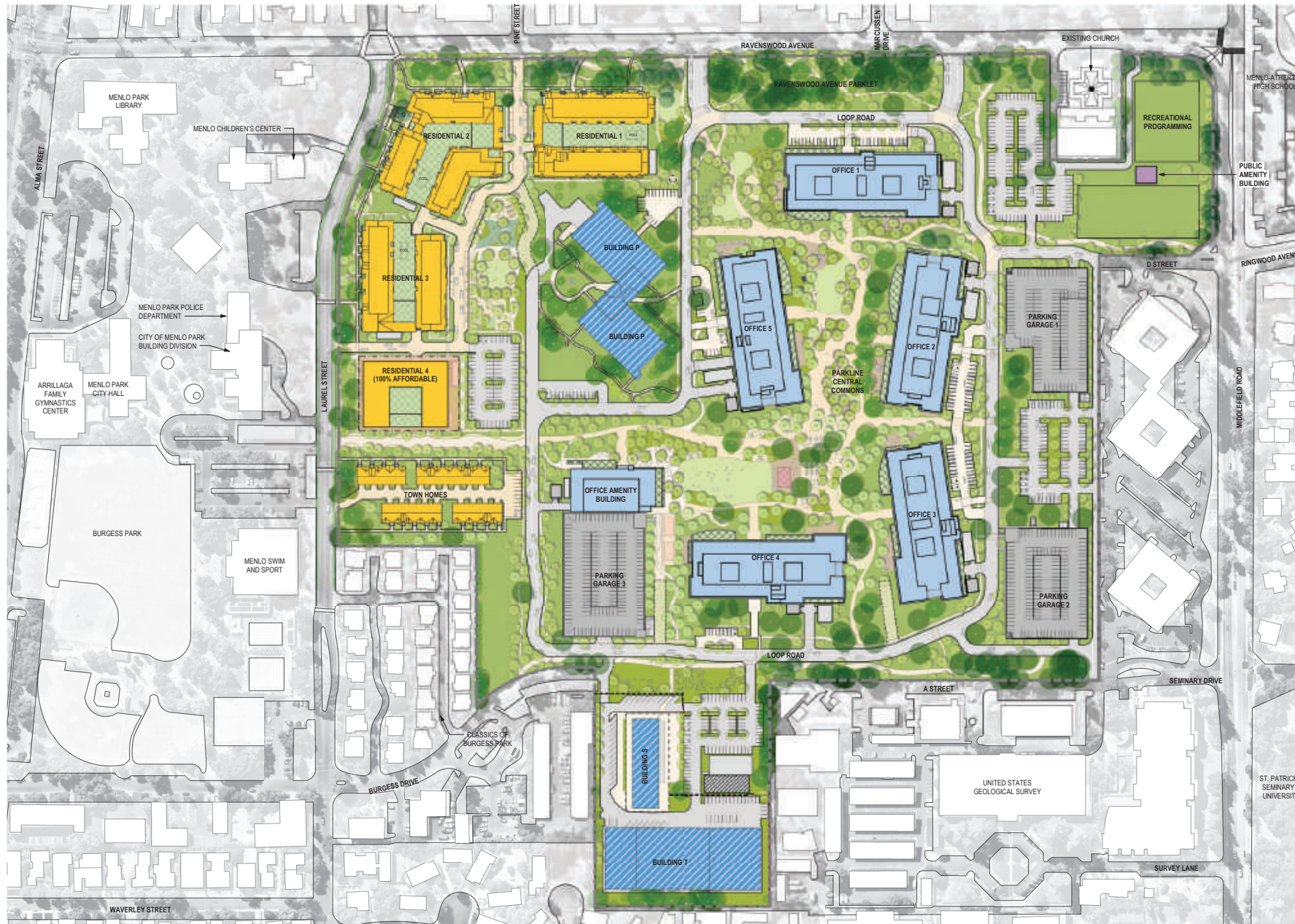
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Drawn By: CDS

Checked By: KTP

Date: 5/7/2024

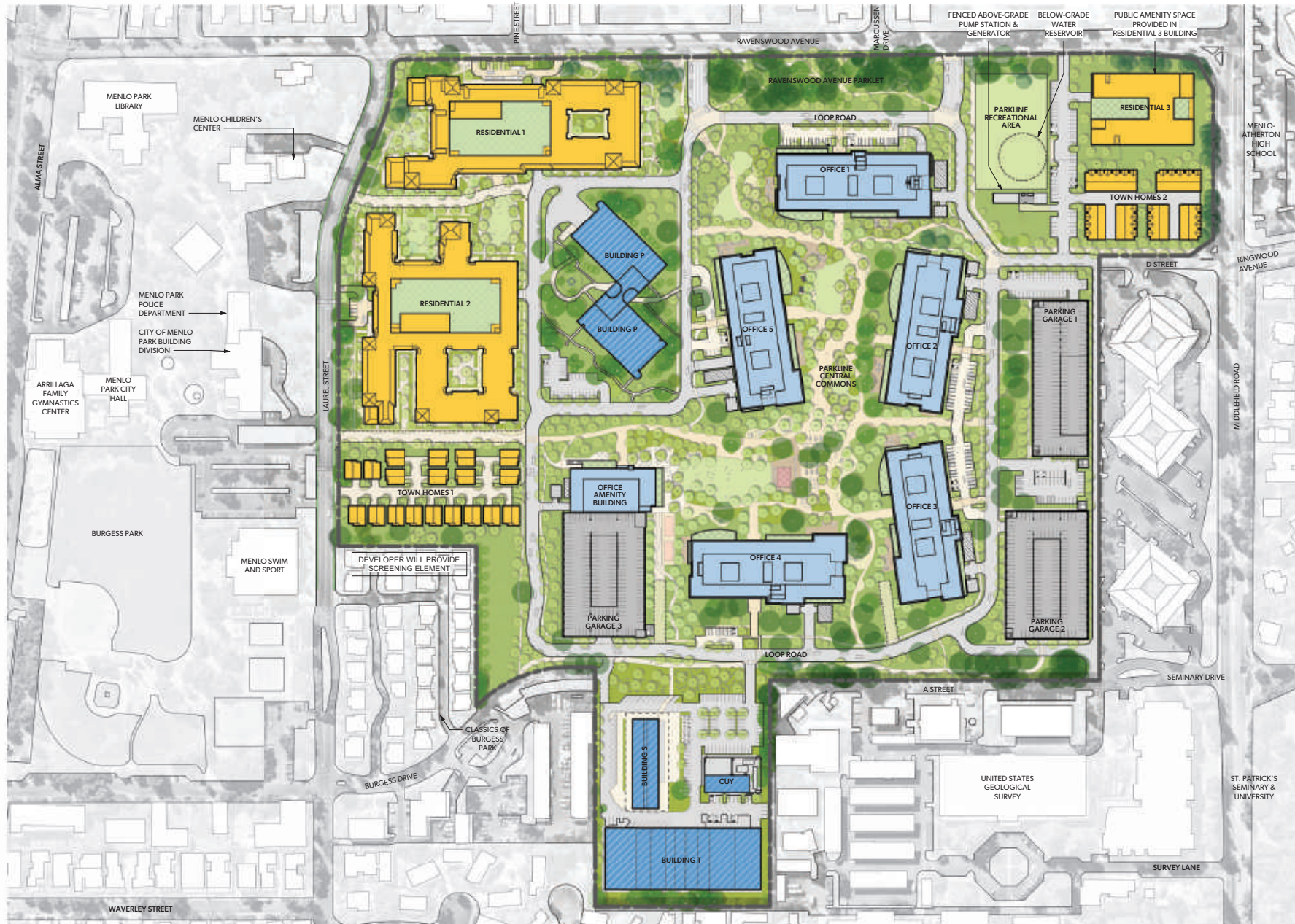




LEGEND

- RESIDENTIAL
- OFFICE
- TERRACE
- PUBLIC AMENITY BUILDING
- EXISTING BUILDINGS
- PARKING GARAGE
- UTILITY YARD
- UTILITY & TRASH ENCLOSURE FOOTPRINT / ROOF
- OUTDOOR PAVILION / EVENT SPACE

Scale: 1" = 100'-0"



LEGEND	
	RESIDENTIAL
	OFFICE / R&D
	TERRACE
	EXISTING BUILDINGS
	PARKING GARAGE
	UTILITY YARD
	UTILITY & TRASH ENCLOSURE FOOTPRINT / ROOF
	OUTDOOR PAVILION / EVENT SPACE

Scale: 1" = 100'-0"



Updated Project Description Narrative

The Parkline project (“Project”) will transform SRI International’s existing campus located at 333 Ravenswood Avenue into an open and inviting mixed-use neighborhood. The Project includes a new sustainable research and development campus, housing units at a range of affordability levels, bicycle and pedestrian connections, and large publicly accessible open space areas.

The Project site’s size, proximity to transit and downtown commercial area, as well as prime location within the greater Silicon Valley area, make it ideally suited for this type of unique transit-oriented project. This is a once-in-a-generation opportunity to create the type of urban infill development that reflects advances in planning, design, and sustainability, and serves as a model for what is needed to address the state’s structural housing and transportation challenges.

Since the original application was filed in October 2021, the Project site plan has been refined in response to feedback received through a series of community meetings and input from City officials. There has been significant support for the Project’s overall layout, mix of uses, substantial open space, circulation improvements, and other amenities; however, the community and City stakeholders have also emphasized a desire for additional housing units to meet the City’s increased state housing product target, as well as a City-led interest in utilizing a portion of the site for an emergency water reservoir.

Based on that feedback, the Project team undertook further design efforts to maintain a well-balanced site plan that stays true to the Project’s original intent and objectives, but that would also accommodate 800 residential units on the site, while maintaining no net increase in commercial square footage. However, due to site plan space constraints, early planning studies for those 800 residential units resulted in large six-story buildings along Laurel Street and the removal of lower density townhomes immediately adjacent to the Burgess Classics neighborhood.

In response to further community feedback regarding the height and massing, the Project team determined that additional space was needed to provide more flexibility for improved design solutions. Ultimately, the Project team was able to increase the overall site acreage by entering into an agreement to acquire the Christian Science Church’s property located at 201 Ravenswood Avenue in the northeastern corner of the site. Incorporation of that parcel creates a continuous project frontage along Ravenswood Avenue and allows for a better distribution of residential density across the Project site. Importantly, incorporating the church parcel also eliminates the need to preserve substantial surface parking adjacent to the existing church building, which is required under an easement that can now be removed.

The resulting site plan, referred to as the “Project Variant” – shown in **Figure 1** below – integrates the church parcel, restores the lower-density townhomes adjacent to Burgess Classics, and makes other improvements to the overall design. This Project Variant is the preferred version of the Project for purposes of evaluation under the City’s entitlement and environmental review processes.

The new site plan shown in **Figure 1** depicts the elements necessary to create a viable commercial component of approximately 1.1 million square feet of replacement office/R&D uses – the Project’s economic driver and thus the key element that supports the other site plan components – and a distributed residential component that will help solve ongoing Citywide and regional housing challenges, all with no net increase in commercial square footage.

This project description narrative provides an overview of the Project Variant and highlights the primary differences between the preferred Project Variant and the Project as originally submitted.

Figure 1: Preferred Project Variant Site Plan



General Overview

The Project Variant would demolish 36 of the 39 buildings on the site to create a new office/R&D campus and up to 800 new rental dwelling units at a range of affordability levels. The reconfigured site would provide a network of new bicycle and pedestrian connections and expansive open space and active/passive recreational areas. In addition, the site would include a variety of community-oriented facilities, including approximately 20 acres of publicly accessible improved open space, dedication of an approximately 2.7-acre area for future programming by the City with active public recreational uses (such as a community playing field) that would be built as part of the Project Variant, a children’s playground area, an amenity building with a publicly accessible café/restaurant, and a dog park, among other community benefits.

The existing Buildings P, S, and T would remain intact and operated by SRI International. The existing 6-megawatt natural gas cogeneration plant that generates power and steam energy for the existing campus would be decommissioned and the new Project uses would be converted to an all-electric design, except for necessary back-up generators. The sustainability benefits of removing the cogeneration plant are substantial, as the cogeneration plant is one the City’s highest single sources of greenhouse gas emissions, generating annual emissions equivalent to total electricity use for 4,782 homes or 61,974,977 miles driven by an average gasoline powered passenger vehicle.

In total, the site is approximately 64 acres and would result in approximately 2,474,330 square feet of mixed-use development, with approximately 1,378,330 square feet of office/R&D uses, including 1,091,600 square feet of office/R&D uses in new buildings, and approximately 1,096,000 square feet of residential uses.

Residential Overview

800 dwelling units are proposed – a 250-unit increase compared to the initial October 2021 proposal. The additional dwelling units would be located along the western and northeastern portions of the site. In the western portion of the site, two multifamily buildings, Buildings R1 and R2, would each accommodate 300 units for a total of 600 multifamily rental units. South of R2 along Laurel Avenue, the Project Variant maintains 19 townhomes, referred to as TH1, which also serve as a buffer between R2 and the adjacent single-family residences in the Classics of Burgess community.

The incorporation of the church parcel allows for a more cohesive and efficient distribution of the residential units in the northeastern corner of the site. The layout accommodates the units, large recreational area, and a potential location for an emergency water reservoir (and associated at-grade equipment facilities).

In the northeastern portion of the site, a 6-story multifamily, 100% affordable building with up to 154 units (referred to as Building R3), to be separately developed by an affordable housing developer, would be located at the corner of Ravenswood Avenue and Middlefield Road. An approximately 1.63-acre parcel will be dedicated to a nonprofit affordable housing developer who would then be responsible for design and construction of the building. An additional 27 attached townhomes would be located immediately to the south of Building R3 (referred to as TH2). In all, the Project Variant slightly increases the average square footage of residential area per unit by including more 3- and 4-bedroom units compared to the original proposal.

In terms of massing, the reconfigured Buildings R1 and R2 accommodate the additional units and an above-ground parking podium utilizing a “wrapped” construction typology. The height of the buildings along Laurel Street is minimized to maintain community character with three- and four-story facades. A portion of R1 along Ravenswood Avenue would increase from four stories to five stories, and small interior portions of Buildings R1 and R2 would include a sixth story to accommodate rooftop amenity space for residents. The detached TH1 townhomes along Laurel

Avenue would remain two stories and serve as a buffer between the multifamily apartment buildings and the Burgess Classics neighborhood. In the northeast corner at Ravenswood Avenue and Middlefield Road, Building R3 would be six stories. The TH2 townhomes along Middlefield Road would be three stories.

Commercial Office/R&D Overview

The Project Variant’s commercial component is sited along Ravenswood Avenue and is largely unchanged from the initial proposal as it contains approximately 1,378,330 square feet of office/R&D uses (accounting for existing buildings P, S, and T to be retained). The five newly constructed office/R&D buildings ranging from approximately 184,000 square feet to 229,000 square feet would result in approximately 1,051,600 square feet of floor area, which is roughly the same amount as the building area to be demolished, resulting in no increase in office/R&D square footage compared to existing conditions. In addition, there would be one new commercial amenity building of approximately 40,000 square feet that would include a publicly accessible café/restaurant. Multiple points of access along Ravenswood and Middlefield provide ingress and egress to the center of the site, including two entrances along Middlefield Road, one at Ringwood Avenue, and one at Seminary Drive. Parking is described below and is similar to the initial proposal except for the removal of underground parking connecting Buildings 1 and 5.

Site Access, Circulation and Parking

Site access and vehicular, bicycle, and pedestrian circulation are similar to the original proposal. Improvements from the original design have been made to shift trips associated with R1 and R2 onto Ravenswood Avenue and Middlefield Road, and away from Laurel Avenue.

R1 ingress and egress is located on Ravenswood Avenue and via the internal road that connects to the Loop Road. No access is available from Laurel Avenue. R2 ingress is located on Laurel Ave. and via the internal road that connects to the Loop Road and the driveways on Ravenswood Avenue and Middlefield Road. R2 egress is provided only via the internal road to the driveways on Ravenswood Avenue and Middlefield Road. No egress for R2 is available onto Laurel Avenue. The TH1 townhomes are accessible only from Laurel Avenue. The R3 and the TH2 townhomes are accessible from Ravenswood Avenue and Middlefield Road.

All parking for the new buildings and retained Buildings P, S and T will continue to be provided onsite. Total commercial parking spaces for the office/R&D buildings would be 2,800 spaces (which is unchanged from the original proposal). The parking is accommodated in a combination of underground parking for Office/R&D 1 and Office/R&D 5 and PG1 and PG2. The square footage and heights of PG1 and PG2 have been increased as compared to the original proposal due to the loss of proposed underground parking connecting the office buildings.

Total residential parking would be 919 spaces (compared to 519 spaces under the original proposal) to provide parking for the additional units. Buildings R1 and R2 provide residential parking at 1.25 spaces per unit. The townhomes provide 2 spaces per unit for TH1 and TH2. Building R3 provides

0.5 spaces per unit. Parking within PG1 and PG2 would be available during nights and weekends. Residential parking is all above-grade.

Open Space and Landscaping

True to the Project’s name, the site plan has been developed to balance the natural and built environments by providing ample open space and vegetation for tenants, residents, and the community to enjoy. Buildings are oriented in a manner to minimize disturbance to existing trees and ensure that vegetation (both existing and new) is distributed throughout the site.

The Project Variant includes approximately 20 acres of open space areas and supporting amenities that would be available to the public. Publicly accessible open space features would include the (1) 6-acre Ravenswood Avenue Parklet on the northern edge of the site with a share-use path and small-scale public spaces, (2) the approximately 9-acre Parkline Central Commons in the center of the site with a flexible-use lawn area, multi-use plaza, and event pavilion, and (3) the approximately 2.7-acre Parkline Recreational Area.

Proposed Entitlements

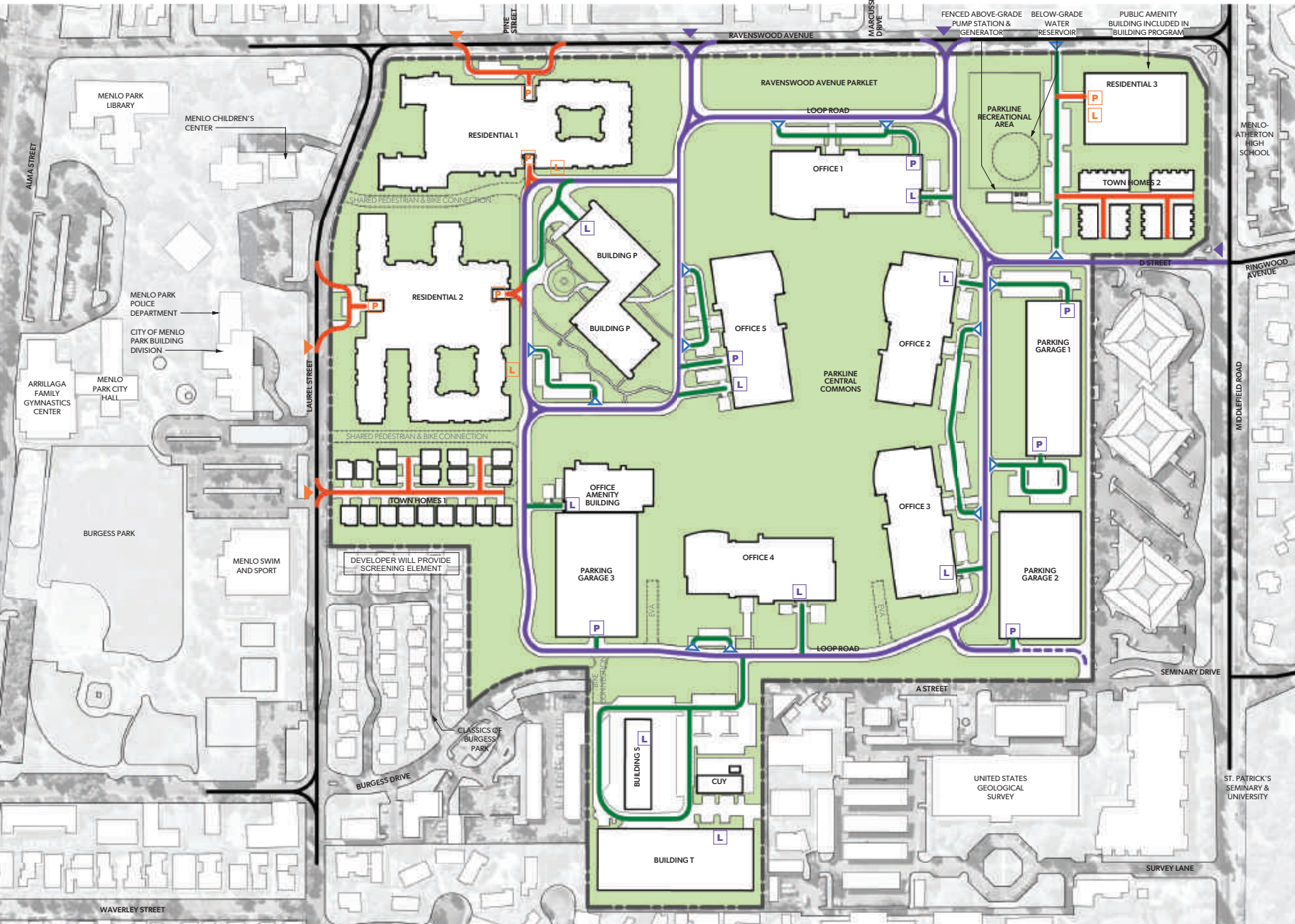
The site is currently zoned “C-1(X)” (Administrative and Professional District, Restrictive). The “X” indicates that the site is currently governed by a Conditional Development Permit, which allows up to 1,494,774 square feet of gross floor area, a maximum building coverage of 40% of the total site, a 50-foot height limit, and a maximum employee count of 3,308, among other limitations.

The applicable General Plan and zoning designations do not accommodate the Project’s desired range of densities, intensities, and uses, and are generally ill-suited for mixed-use transit-oriented development. A General Plan Amendment, Zoning Text Amendment, and Zoning Map Amendment are therefore necessary in order to create a new zoning district that establishes development standards and regulations tailored to the Project Variant’s specific parameters and objectives. Those amendments would be combined with a new conditional development permit that addresses site-specific issues (i.e., Public Works’ requirements, open space improvements, rules for modifications, etc.), design controls, phasing, mitigation measures, and operational requirements, among other conditions of approval, which are appropriate for the development of such a large site.

The proposed new district, Transit Oriented Development – Mixed Use (T-MU), is adapted from and builds off of existing rules and recent precedent to ensure that the development standards are generally consistent and compatible with the City’s existing zoning framework. Among other things, the zoning regulations include a “master planned development” concept which would allow projects on large sites to aggregate FAR and open space requirements across the entire site. The district also includes the City’s most recent residential design standards, with some slight modifications, to comply with state laws that require objective standards.

Proposed square footages per building	
Bldg. 1	184,000* sf
Bldg. 2	227,300* sf
Bldg. 3	227,300* sf
Bldg. 4	229,000* sf
Bldg. 5	184,000* sf
Office Amenity Bldg.	40,000* sf
Pump Station/Utility Room for Water Reservoir	1,500* sf
Bldg. P (existing to remain)	183,423 sf
Bldg. S (existing to remain)	21,241 sf
Bldg. T (existing to remain)	82,066 sf
Residential Bldg. 1 (300 units)	398,000* sf
Residential Bldg. 2 (300 units)	393,000* sf
Townhomes 1 (19 units)	72,000* sf
Townhomes 2 (27 units)	184,000* sf
100% Affordable Bldg. (154 units)	178,000* sf (including approx. 2,000 sf of community space)

*square footages are approximation and may be change as the project is refined

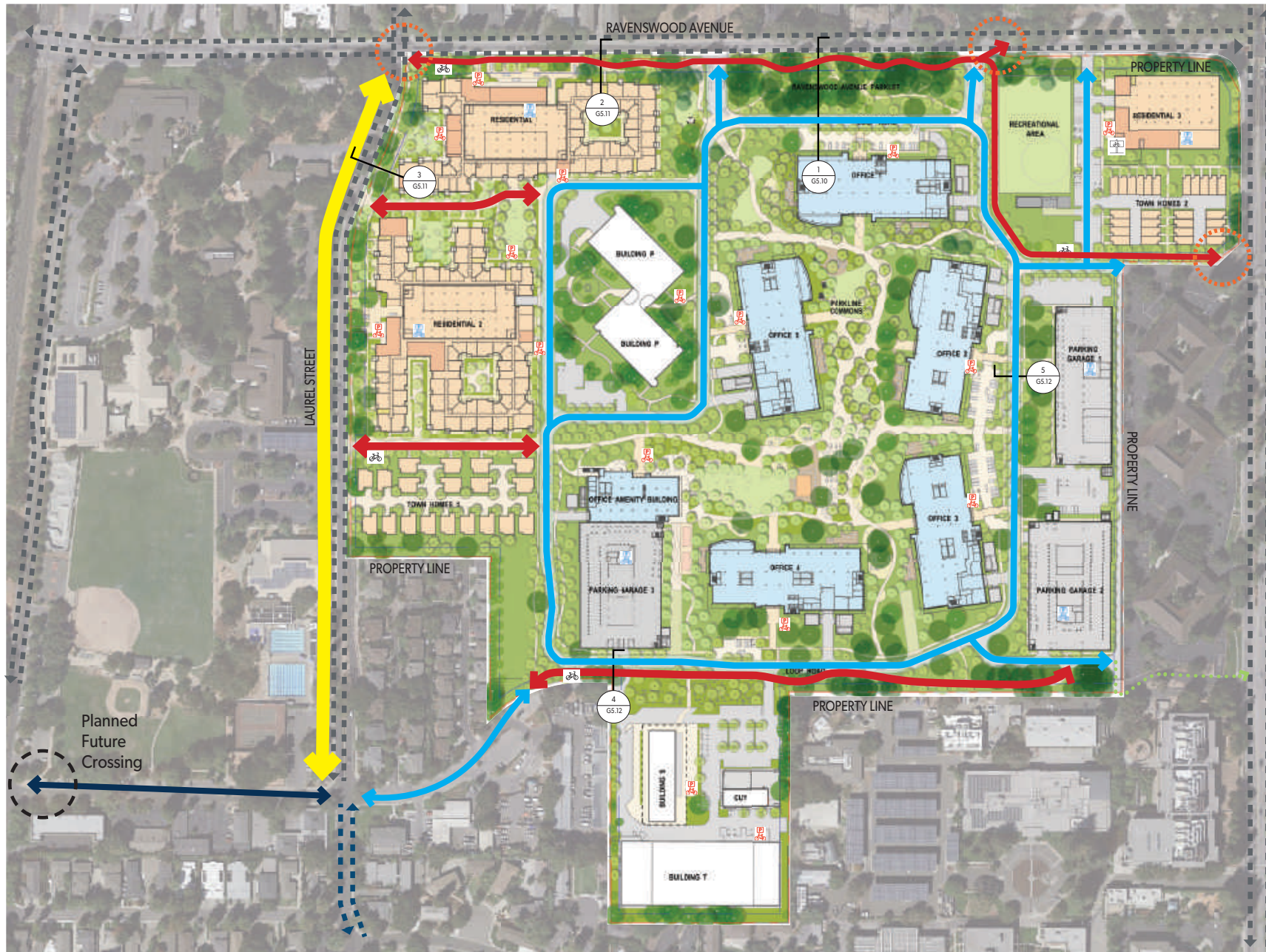


LEGEND

- EXISTING
- OFFICE / R&D / OTHER VEHICULAR ROUTE
- SEMINARY DRIVE CONNECTION DESIGN UNDER STUDY
- OFFICE / R&D / OTHER PARKING ROUTE
- RESIDENTIAL PARKING ROUTE
- ▲ OFFICE / R&D MAIN ENTRY
- ▲ RESIDENTIAL MAIN ENTRY
- ▲ PASSENGER LOADING / DROP-OFF & PARKING ENTRY
- L ENTRY TO LOADING DOCK
- P OFFICE / R&D STRUCTURED PARKING ENTRANCE
- P RESIDENTIAL PARKING ENTRANCE

NOTE:
SEE C5.0 FOR EMERGENCY VEHICLE ACCESS PLAN.

Scale: 1" = 100'-0"



LEGEND

- PROPOSED CLASS I - SHARED USE PATH - SHARED USE PATH IS FOR BOTH PEDESTRIAN AND BICYCLE (INTERNAL)
- PROPOSED CLASS II OR CLASS III - ON STREET OR BUFFERED (LOOP ROAD - OFFICE AND RESIDENTIAL, EXTENDS OFF-SITE ON BURGESS)
- PROPOSED CLASS IV - SEPARATED BIKE LANE - LANE FROM RAVENSWOOD TO BURGESS PARK (CONVERT EXISTING CLASS II BIKE LANE ON LAUREL TO CLASS IV)
- PLANNED FUTURE CROSSING - SEPERATE CITY IMPROVING PROJECT NOT PART OF PARKLINE
- EXISTING CLASS II BIKE LANES
- EXISTING CLASS III BIKE LAKES ("SHARROW")
- POTENTIAL FUTURE ROUTE UNDER STUDY
- PROPOSED CONNECTION TO EXISTING BICYCLE NETWORK, UNDER STUDY
- BICYCLE MAINTENANCE SERVICES



BICYCLE REPAIR STATION



- OFFICE/R&D BICYCLE PARKING:
 - 1,378,330 SF. OFFICE / 5,000 SF. = 276 BICYCLES
 - 80% OF 276 = 221 LONG TERM BICYCLE PARKING AND 55 SHORT TERM BICYCLE PARKING

- LONG TERM BICYCLE PARKING
- SHORT TERM BICYCLE PARKING

- RESIDENTIAL BICYCLE PARKING FOR MULTI-FAMILY BUILDINGS:
 - 1 SPACE PER UNIT = 750 BICYCLES (R1, R2, R3)
 - 10% OF 750 = 75 SHORT-TERM BICYCLE PARKING AND 675 LONG TERM BICYCLE PARKING



- LEGEND**
- PROPOSED CLASS 1 - SHARED USE PATH - SHARED USE PATH IS FOR BOTH PEDESTRIAN AND BICYCLE (INTERNAL)
 - PROPOSED PRIMARY PEDESTRIAN CIRCULATION
 - PROPOSED SECONDARY PEDESTRIAN CIRCULATION
 - EXISTING PEDESTRIAN CIRCULATION
 - PEDESTRIAN CROSSWALK
 - EXISTING CROSSWALK
 - BUILDING LOBBY/AMENITY



Project meetings and milestones	
Milestone	Date
Pre-application submittal	April 2021
City Council - introductory presentation on the project to City Council	June 2021
Project submittal	October 2021
Project resubmittal	January 2022
Planning Commission study session	March 2022
City Council study session	May 2022
Resubmittal of Plans	November 2022
Release of Notice of Preparation (NOP) of an EIR	December 2022
Planning Commission EIR scoping session	December 2022
Planning Commission study session (continued from December 2022)	January 2023
Planning Commission study session (continued from January 2022)	February 2023
City Council overview of comments on the notice of preparation and scope and content of the EIR, and authorization for the city manager to enter into an environmental leadership act processing agreement (SB 7) with the applicant*	March 2023
City Council approval of WSA	May 2024
Resubmittal of plan set for project variant	May 2024
City Council study session	May 2024

*the applicant has decided not to pursue SB 7

Table ES-1. Summary of Impacts and Mitigation Measures for the Proposed Project and the Project Variant

Impacts ^a <i>Note: The summary of impacts and impact statements for the Proposed Project apply to the Project Variant as well.</i>	Proposed Project		Project Variant			
	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation
3.1, Impacts Found Not to Be Significant						
Agriculture and Forestry Resources	NI	None required	N/A	NI	None required	N/A
Mineral Resources	NI	None required	N/A	NI	None required	N/A
Wildfire	NI	None required	N/A	NI	None required	N/A
3.2, Land Use						
Division of an Established Community	NI	None required	N/A	NI	None required	N/A
Impact LU-1: Conflicts with any Land Use Plan, Policy, or Regulation Adopted for the Purpose of Avoiding or Mitigating an Environmental Effect. The Proposed Project would not result in a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Proposed Project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	LTS	None required	N/A	LTS	None required	N/A
Impact C-LU-1: Cumulative Land Use Impacts. Cumulative development would not result in a significant environmental impact on land use and planning; the Proposed Project would not be a cumulatively considerable contributor to any significant environmental impact.	NI	None required	N/A	NI	None required	N/A
3.3, Transportation						
Impact TRA-1: Conflict with an Applicable Plan, Ordinance, or Policy Addressing the Circulation System, including Transit, Roadway, Bicycle, and Pedestrian Facilities. The Proposed Project would not conflict with an applicable plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.	LTS	None required	N/A	LTS	None required	N/A
Impact TRA-2: Exceed an Applicable VMT Threshold of Significance. The Proposed Project would not exceed an applicable VMT threshold of significance.	LTS	None required	N/A	LTS	None required	N/A
Impact TRA-3: Substantially Increase Hazards due to a Geometric Design Feature or Incompatible Uses. The Proposed Project would not substantially increase hazards due to a design feature or incompatible uses.	LTS	None required	N/A	LTS	None required	N/A
Impact TRA-4: Result in Inadequate Emergency Access. The Proposed Project would not result in inadequate emergency access.	LTS	None required	N/A	LTS	None required	N/A
Impact C-TRA-1: Cumulative Impacts Related to Conflicts Addressing the Circulation System. Cumulative development would not result in a significant environmental impact related to conflicts with an applicable plan, ordinance,	LTS	None required	N/A	LTS	None required	N/A

Table ES-1. Summary of Impacts and Mitigation Measures for the Proposed Project and the Project Variant

Impacts ^a <i>Note: The summary of impacts and impact statements for the Proposed Project apply to the Project Variant as well.</i>	Proposed Project			Project Variant		
	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation
or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities; the Proposed Project would not be a cumulatively considerable contributor to any significant environmental impact.						
Impact C-TRA-2: Cumulative Impacts Related to VMT. Cumulative development could result in a significant environmental impact related to VMT; the Proposed Project would not be a cumulatively considerable contributor to any significant environmental impact.	LTS	None required	N/A	LTS	None required	N/A
Impact C-TRA-3: Cumulative Impacts Related to Hazards due to a Design Feature or Incompatible Uses. Cumulative development would not result in a significant environmental impact related to substantially increasing hazards due to a design feature or incompatible uses; the Proposed Project would not be a cumulatively considerable contributor to any significant environmental impact.	LTS	None required	N/A	LTS	None required	N/A
Impact C-TRA-4: Cumulative Impacts Related to Inadequate Emergency Access. Cumulative development would not result in a significant environmental impact related to inadequate emergency access; the Proposed Project would not be a cumulatively considerable contributor to any significant environmental impact.	LTS	None required	N/A	LTS	None required	N/A
3.4, Air Quality						
Impact AQ-1: Conflict with or obstruct implementation of the applicable air quality plan. The Proposed Project would not conflict with or obstruct implementation of the applicable air quality plan.	PS	<p>Mitigation Measure AQ-1.1: Landscaping Equipment Contractor(s) and sub-contractor(s) responsible for landscaping shall, as a condition of contract, use all-electric landscaping equipment, which eliminates all criteria air pollutant emissions associated with landscaping activities.</p> <p>Mitigation Measure AQ-1.2: Architectural Coatings The Project Sponsor shall use super-compliant architectural coatings during construction and operation of all buildings, which shall have a volatile-organic-compound (VOC) content that meets SCAQMD Rule 1113, Architectural Coatings, as revised on February 5, 2016.</p> <p>Mitigation Measure AQ-1.3: Construction Fugitive Dust Emissions The Project construction contractor(s) and sub-contractor(s) shall implement the following BAAQMD BMPs for fugitive dust control, which are required for all construction activities within the San Francisco Bay Area Air Basin. These measures would reduce fugitive dust emissions primarily during soil movement and grading but also during vehicle and equipment movement on unpaved project sites.</p>	LTS/M	PS	<p>Mitigation Measure AQ-1.1: Landscaping Equipment Contractor(s) and sub-contractor(s) responsible for landscaping shall, as a condition of contract, use all-electric landscaping equipment, which eliminates all criteria air pollutant emissions associated with landscaping activities.</p> <p>Mitigation Measure AQ-1.2: Architectural Coatings The Project Sponsor shall use super-compliant architectural coatings during construction and operation of all buildings, which shall have a volatile-organic-compound (VOC) content that meets SCAQMD Rule 1113, Architectural Coatings, as revised on February 5, 2016.</p> <p>Mitigation Measure AQ-1.3: Construction Fugitive Dust Emissions The Project Variant construction contractor(s) and sub-contractor(s) shall implement the following BAAQMD BMPs for fugitive dust control, which are required for all construction activities within the San Francisco Bay Area Air Basin. These measures would reduce fugitive dust emissions primarily during soil movement and grading but also during vehicle and equipment movement on unpaved project sites.</p>	LTS/M

Table ES-1. Summary of Impacts and Mitigation Measures for the Proposed Project and the Project Variant

Impacts ^a <i>Note: The summary of impacts and impact statements for the Proposed Project apply to the Project Variant as well.</i>	Proposed Project			Project Variant		
	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation
		<ol style="list-style-type: none"> All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, unpaved access roads) shall be watered two times per day. All haul trucks transporting soil, sand, or other loose material offsite shall be covered. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph). All streets, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. A publicly visible sign shall be posted with the telephone number and name of the person to contact regarding dust complaints. This person shall respond and take corrective action, if necessary, within 48 hours. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations. 			<ol style="list-style-type: none"> All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, unpaved access roads) shall be watered two times per day. All haul trucks transporting soil, sand, or other loose material offsite shall be covered. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph). All streets, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. A publicly visible sign shall be posted with the telephone number and name of the person to contact regarding dust complaints. This person shall respond and take corrective action, if necessary, within 48 hours. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations. 	
Impact AQ-2: Cumulatively Considerable Net Increase in Criteria Pollutants. The Proposed Project would not result in a cumulative net increase in a criteria pollutant for which the Project region is classified as a nonattainment area under an applicable federal or State ambient air quality standard.	PS	Implement Mitigation Measure AQ-1.1, Mitigation Measure AQ-1.2, and Mitigation Measure AQ-1.3 , above.	LTS/M	PS	Implement Mitigation Measure AQ-1.1, Mitigation Measure AQ-1.2, and Mitigation Measure AQ-1.3 , above.	LTS/M
Impact AQ-3: Expose Sensitive Receptors to Substantial Pollutant Concentrations. The Proposed Project would not expose sensitive receptors to substantial pollutant concentrations.	LTS	None required	N/A	LTS	None required	N/A

Table ES-1. Summary of Impacts and Mitigation Measures for the Proposed Project and the Project Variant

Impacts ^a <i>Note: The summary of impacts and impact statements for the Proposed Project apply to the Project Variant as well.</i>	Proposed Project			Project Variant		
	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation
Impact AQ-4: Other Air Emissions. The Proposed Project would not result in other emissions (such as those leading to odors) that would adversely affect a substantial number of people.	LTS	None required	N/A	LTS	None required	N/A
Impact C-AQ-1: Cumulative Air Quality Impacts. Cumulative development could result in a significant environmental impact on air quality; the Proposed Project would not be a cumulatively considerable contributor to a significant environmental impact.	PS	Implement <i>Mitigation Measure AQ-1.1, Mitigation Measure AQ-1.2, and Mitigation Measure AQ-1.3</i> , above.	LTS/M	PS	Implement <i>Mitigation Measure AQ-1.1, Mitigation Measure AQ-1.2, and Mitigation Measure AQ-1.3</i> , above.	LTS/M
3.5, Energy						
Impact EN-1: Wasteful, Inefficient, or Unnecessary Consumption of Energy Resources. The Proposed Project would not result in significant environmental impacts due to the wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation.	LTS	None required	N/A	LTS	None required	N/A
Impact EN-2: Conflict with Energy Plan. The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	LTS	None required	N/A	LTS	None required	N/A
Impact C-EN-1: Cumulative Energy Impacts. Cumulative development would result in a less-than-significant environmental impact due to the wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation; the Proposed Project would not be a cumulatively considerable contributor to any significant environmental impact.	LTS	None required	N/A	LTS	None required	N/A
Impact C-EN-2: Cumulative Conflicts with Energy Plans. Cumulative development would not conflict with or obstruct implementation of a state or local plan for renewable energy or energy efficiency and would result in a less-than-significant environmental impact; the Proposed Project would not be a cumulatively considerable contributor to any significant environmental impact.	LTS	None required	N/A	LTS	None required	N/A
3.6, Greenhouse Gas Emissions						
Impact GHG-1: Generation of GHG Emissions during Construction. Construction of the Proposed Project would not generate GHG emissions that may have a significant impact on the environment.	LTS	None required	N/A	LTS	None required	N/A
Impact GHG-2: Conflicts with Applicable Plans and Policies. The Proposed Project would not conflict with an applicable plan, policy, or regulation, adopted for the purpose of reducing emissions of GHGs.	LTS	None required	N/A	LTS	None required	N/A

Table ES-1. Summary of Impacts and Mitigation Measures for the Proposed Project and the Project Variant

Impacts ^a <i>Note: The summary of impacts and impact statements for the Proposed Project apply to the Project Variant as well.</i>	Proposed Project			Project Variant		
	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation
3.7, Noise						
Airport Noise	NI	None required	N/A	NI	None required	N/A
Impact NOI-1: Construction Noise. Construction of the Proposed Project would generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies.	PS	<p>Mitigation Measure NOI-1.1: Implement Noise Reduction Plan to Reduce Construction Noise</p> <p>Prior to issuance of any demolition, grading, and/or building permits for construction of the Proposed Project, the Project Sponsor and/or contractor(s) shall (i) develop a construction noise control plan to reduce noise levels and demonstrate how the Proposed Project will comply with Menlo Park Municipal Code daytime (i.e., during non-exempt hours) and nighttime noise standards to the extent feasible and practical, subject to review and determination by the Community Development Department, and (ii) provide a note on all development plans, stating that, during ongoing grading, demolition, and construction, the Project Sponsor shall be responsible for requiring contractors to implement measures to limit construction-related noise, as set forth in the plan and in this mitigation measure (NOI-1.1). The plan shall also include measures to reduce noise levels such that a 10-decibel (dB) increase over the ambient noise level does not occur at nearby noise-sensitive land uses to the extent feasible and practical, as determined by the city of Menlo Park. For concrete pouring occurring during early-morning hours, the closest distance that equipment for concrete pouring shall operate to noise-sensitive land uses is 100 feet, which applies to residential properties and the church property on the north side of Ravenswood Avenue. Equipment for concrete pouring shall operate no closer than 200 feet from the property line of residential properties in the Classics of Burgess Park or Linfield Oaks neighborhoods. These distances are based on the anticipated locations for the concrete pouring activities.</p> <p>The plan shall demonstrate that, to the extent feasible and practical, noise from concrete pouring activities that occur daily between 6:00 a.m. and 8:00 a.m. will comply with the applicable city of Menlo Park noise limit of 50 A-weighted decibels (dBA) from 6:00 a.m. to 7:00 a.m. or 60 dBA from 7:00 a.m. to 10:00 p.m. at the nearest existing residential or noise-sensitive land use. The plan shall also demonstrate that, to the extent feasible and practical, as determined by the city, noise from individual pieces of equipment proposed for use will not exceed the limit for powered equipment (i.e., 85 dBA Leq at 50 feet) and combined noise from construction activities during all hours will not result in a 10 dB or greater increase beyond the ambient noise level at the nearest noise-sensitive land uses. Activities that would produce noise</p>	SU	PS	<p>Mitigation Measure NOI-1.3: Implement Noise Reduction Plan to Reduce Construction Noise (Project Variant)</p> <p>Prior to issuance of any demolition, grading, and/or building permits for construction of the Proposed Project, the Project Sponsor and/or contractor(s) shall (i) develop a construction noise control plan to reduce noise levels and demonstrate how the Proposed Project will comply with Menlo Park Municipal Code daytime (i.e., during non-exempt hours) and nighttime noise standards to the extent feasible and practical, subject to review and determination by the Community Development Department, and (ii) provide a note on all development plans, stating that, during ongoing grading, demolition, and construction, the Project Sponsor shall be responsible for requiring contractors to implement measures to limit construction-related noise, as set forth in the plan and in this mitigation measure (NOI-1.3). The plan shall also include measures to reduce noise levels such that a 10-decibel (dB) increase over the ambient noise level does not occur at nearby noise-sensitive land uses to the extent feasible and practical, as determined by the city of Menlo Park. For concrete pouring occurring during early-morning hours, the closest distance that equipment for concrete pouring shall operate to noise-sensitive land uses is 100 feet, which applies to residential properties and the church property on the north side of Ravenswood Avenue. Equipment for concrete pouring shall operate no closer than 200 feet from the property line of residential properties in the Classics of Burgess Park or Linfield Oaks neighborhoods. These distances are based on the anticipated locations for the concrete pouring activities.</p> <p>The plan shall demonstrate that, to the extent feasible and practical, noise from concrete pouring activities and emergency well construction that occur overnight and between 6:00 a.m. and 8:00 a.m. will comply with the applicable city of Menlo Park noise limit of 50 A-weighted decibels (dBA) from 10:00 p.m. to 7:00 a.m. or 60 dBA from 7:00 a.m. to 10:00 p.m. at the nearest existing residential or noise-sensitive land use. The plan shall also demonstrate that, to the extent feasible and practical, as determined by the city, noise from individual pieces of equipment proposed for use will not exceed the limit for powered equipment (i.e., 85 dBA Leq at 50 feet) and combined noise from construction activities during all hours will not result in a 10 dB or greater increase beyond the ambient noise level at the nearest noise-</p>	SU

Table ES-1. Summary of Impacts and Mitigation Measures for the Proposed Project and the Project Variant

Impacts ^a <i>Note: The summary of impacts and impact statements for the Proposed Project apply to the Project Variant as well.</i>	Proposed Project		Project Variant	
	Impact Significance without Mitigation	Mitigation Measures	Impact Significance without Mitigation	Mitigation Measures
		<p>above applicable daytime or nighttime limits shall be scheduled only during normal daytime construction hours (i.e., 8:00 a.m. to 6:00 p.m. Monday through Friday). If it is determined that a particular piece of equipment will not meet the requirements of this mitigation measure, that equipment shall not be used outside normal daytime construction hours (i.e., 8:00 a.m. to 6:00 p.m. Monday through Friday). The plan shall be approved by the city prior to the issuance of building permits to confirm the precise noise minimization strategies that will be implemented and document the strategies that will be employed to the extent feasible and practical.</p> <p>The measures to reduce noise from construction activity may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Require all construction equipment to be equipped with mufflers and sound control devices (e.g., intake silencers, ducts, engine enclosures, acoustically attenuating shields, noise shrouds) that are in good condition (i.e., at least as effective as those originally provided by the manufacturer) and appropriate for the equipment. • Maintain all construction equipment to minimize noise emissions. • Locate construction equipment as far as feasible from adjacent or nearby noise-sensitive receptors. • Stockpiling locations shall be as far as feasible from adjacent or nearby noise-sensitive receptors. • Require all stationary equipment to be located so as to maintain the greatest possible distance from nearby existing buildings, where feasible and practical. • Require stationary noise sources associated with construction (e.g., generators and compressors) in proximity to noise-sensitive land uses to be muffled and/or enclosed within temporary enclosures and shielded by barriers, to the extent feasible and practical. • Install noise-reducing sound walls or fencing (e.g., temporary fencing with sound blankets) around noise-generating equipment, to the extent feasible and practical, where no perimeter wall is provided. See also Mitigation Measure NOI-1.2. • Prohibit the idling of inactive construction equipment for prolonged periods (i.e., more than 2 minutes) during early-morning hours. • Provide advance notification by mailing/delivering notices to surrounding land uses regarding the 		<p>sensitive land uses. Activities that would produce noise above applicable daytime or nighttime limits shall be scheduled only during normal daytime construction hours (i.e., 8:00 a.m. to 6:00 p.m. Monday through Friday). If it is determined that a particular piece of equipment will not meet the requirements of this mitigation measure, that equipment shall not be used outside normal daytime construction hours (i.e., 8:00 a.m. to 6:00 p.m. Monday through Friday). The plan shall be approved by the city prior to the issuance of building permits to confirm the precise noise minimization strategies that will be implemented and document the strategies that will be employed to the extent feasible and practical.</p> <p>The measures to reduce noise from construction activity may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Require all construction equipment to be equipped with mufflers and sound control devices (e.g., intake silencers, ducts, engine enclosures, acoustically attenuating shields, noise shrouds) that are in good condition (i.e., at least as effective as those originally provided by the manufacturer) and appropriate for the equipment. • Maintain all construction equipment to minimize noise emissions. • Locate construction equipment as far as feasible from adjacent or nearby noise-sensitive receptors. • Stockpiling locations shall be as far as feasible from adjacent or nearby noise-sensitive receptors. • Require all stationary equipment to be located so as to maintain the greatest possible distance from nearby existing buildings, where feasible and practical. • Require stationary noise sources associated with construction (e.g., generators and compressors) in proximity to noise-sensitive land uses to be muffled and/or enclosed within temporary enclosures and shielded by barriers, to the extent feasible and practical. • Install noise-reducing sound walls or fencing (e.g., temporary fencing with sound blankets) around noise-generating equipment, to the extent feasible and practical, where no perimeter wall is provided. See also Mitigation Measure NOI-1.2. • Prohibit the idling of inactive construction equipment for prolonged periods (i.e., more than 2 minutes) during early-morning hours. • Provide advance notification by mailing/delivering notices to surrounding land uses regarding the

Table ES-1. Summary of Impacts and Mitigation Measures for the Proposed Project and the Project Variant

Impacts ^a <i>Note: The summary of impacts and impact statements for the Proposed Project apply to the Project Variant as well.</i>	Proposed Project		Project Variant	
	Impact Significance without Mitigation	Mitigation Measures	Impact Significance without Mitigation	Mitigation Measures
		<p>construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period.</p> <ul style="list-style-type: none"> • Provide the name and telephone number of an onsite construction liaison through onsite signage and the notices mailed/delivered to surrounding land uses. If construction noise is found to be intrusive to the community (i.e., if complaints are received), the construction liaison shall take reasonable efforts to investigate the source of the noise and require that reasonable measures be implemented to correct the problem. • Use electric motors rather than gasoline- or diesel-powered engines to avoid noise associated with compressed air exhaust from pneumatically powered tools, to the extent feasible and practical (as determined by the city). Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust could be used; this muffler can lower noise levels from the exhaust by about 10 dB. External jackets on the tools themselves could be used, which could achieve a reduction of 5 dB. • Limit the use of public address systems. • Limit construction traffic to the haul routes established by the city. <p>The Project Sponsor and/or the contractor(s) shall obtain a permit to complete work outside the normal daytime construction hours outlined in the Menlo Park Municipal Code (i.e., 8:00 a.m. to 6:00 p.m. Monday through Friday); this may be incorporated into the conditional development permit for the Proposed Project. Furthermore, the plan shall require verification that construction activities will be conducted at adequate distances or otherwise shielded with sound barriers, as determined through analysis, from noise-sensitive receptors when occurring outside normal daytime construction hours; compliance with the Menlo Park Municipal Code will be verified through measurement.</p> <p>Mitigation Measure NOI-1.2 Install Sound Barrier Prior to issuance of the first construction permit, a permanent or temporary noise barrier shall be erected along the property line immediately south of the townhomes. The temporary barrier shall not be removed until the barrier is no longer needed to reduce noise from construction activities and comply with the thresholds identified in this EIR. The barrier shall start at Laurel Street, then continue perpendicularly to Laurel Street along the property line for a</p>		<p>construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period.</p> <ul style="list-style-type: none"> • Provide the name and telephone number of an onsite construction liaison through onsite signage and the notices mailed/delivered to surrounding land uses. If construction noise is found to be intrusive to the community (i.e., if complaints are received), the construction liaison shall take reasonable efforts to investigate the source of the noise and require that reasonable measures be implemented to correct the problem. • Use electric motors rather than gasoline- or diesel-powered engines to avoid noise associated with compressed air exhaust from pneumatically powered tools, to the extent feasible and practical (as determined by the city). Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust could be used; this muffler can lower noise levels from the exhaust by about 10 dB. External jackets on the tools themselves could be used, which could achieve a reduction of 5 dB. • Limit the use of public address systems. • Limit construction traffic to the haul routes established by the city. <p>The Project Sponsor and/or the contractor(s) shall obtain a permit to complete work outside the normal daytime construction hours outlined in the Menlo Park Municipal Code (i.e., 8:00 a.m. to 6:00 p.m. Monday through Friday); this may be incorporated into the conditional development permit for the Proposed Project. Furthermore, the plan shall require verification that construction activities will be conducted at adequate distances or otherwise shielded with sound barriers, as determined through analysis, from noise-sensitive receptors when occurring outside normal daytime construction hours; compliance with the Menlo Park Municipal Code will be verified through measurement.</p> <p>Mitigation Measure NOI-1.2 Install Sound Barrier Prior to issuance of the first construction permit, a permanent or temporary noise barrier shall be erected along the property line immediately south of the townhomes. The temporary barrier shall not be removed until the barrier is no longer needed to reduce noise from construction activities and comply with the thresholds identified in this EIR. The barrier shall start at Laurel Street, then continue</p>

Table ES-1. Summary of Impacts and Mitigation Measures for the Proposed Project and the Project Variant

Impacts ^a <i>Note: The summary of impacts and impact statements for the Proposed Project apply to the Project Variant as well.</i>	Proposed Project		Project Variant			
	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation
		distance of approximately 330 feet. The barrier shall continue parallel to Barron Street along the property line for a distance of approximately 400 feet and end at Burgess Drive. The distances cited here are preliminary and based on the preliminary Project design. The actual distances shall be determined in a more precise manner during the design phase for the noise barrier. The temporary noise barriers shall be at least 12 feet high and constructed from a material with a minimum weight of 2 pounds per square foot, with no gaps of perforations. All noise control barrier walls shall be designed to preclude structural failure due to such factors as wind, shear, shallow soil failure, earthquake, or erosion. The design and location of the sound barrier shall be supported by a technical analysis of the proposed design and installed prior to demolition/construction. The design of the sound barrier may be incorporated into the noise control plan in Mitigation Measure NOI-1.1 (or, for the Project Variant, Mitigation Measure NOI-1.3).			perpendicularly to Laurel Street along the property line for a distance of approximately 330 feet. The barrier shall continue parallel to Barron Street along the property line for a distance of approximately 400 feet and end at Burgess Drive. The distances cited here are preliminary and based on the preliminary Project Variant design. The actual distances shall be determined in a more precise manner during the design phase for the noise barrier. The temporary noise barriers shall be at least 12 feet high and constructed from a material with a minimum weight of 2 pounds per square foot, with no gaps of perforations. All noise control barrier walls shall be designed to preclude structural failure due to such factors as wind, shear, shallow soil failure, earthquake, or erosion. The design and location of the sound barrier shall be supported by a technical analysis of the proposed design and installed prior to demolition/construction. The design of the sound barrier may be incorporated into the noise control plan in Mitigation Measure NOI-1.1 (or, for the Project Variant, Mitigation Measure NOI-1.3).	
Impact NOI-2: Operational Noise. Operational Noise. Operation of the Proposed Project would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies.	LTS	None required	N/A	LTS	None required	N/A
Impact NOI-3: Ground-borne Vibration. The Proposed Project would generate excessive ground-borne vibration or ground-borne noise levels.	PS	Mitigation Measure NOI-3.1: Vibration Control Measures for Annoyance from Construction Activities Daytime construction activity involving an excavator, or other equipment capable of generating similar vibration levels, shall take place no closer than 50 feet from residential or other sensitive land uses, to the extent feasible and practical, subject to review and approval by the Community Development Department; equipment smaller than an excavator may operate less than 50 feet from residential land uses. Jackhammers shall be further restricted, operating no closer than 30 feet from residential land uses. The 50-foot restriction may be greater for equipment that results in greater vibration levels than an excavator. Maintaining these distances between equipment and the nearest sensitive land uses would ensure that vibration levels would be below a peak particle velocity (PPV) of 0.032 inch per second (in/sec). Early-morning construction activity involving concrete trucks shall occur after 7:00 a.m. when the daytime threshold from ConnectMenlo is applicable (0.032 in/sec) rather than the nighttime threshold (0.016 in/sec).	SU	PS	Mitigation Measure NOI-3.1: Vibration Control Measures for Annoyance from Construction Activities Daytime construction activity involving an excavator, or other equipment capable of generating similar vibration levels, shall take place no closer than 50 feet from residential or other sensitive land uses, to the extent feasible and practical, subject to review and approval by the Community Development Department; equipment smaller than an excavator may operate less than 50 feet from residential land uses. Jackhammers shall be further restricted, operating no closer than 30 feet from residential land uses. The 50-foot restriction may be greater for equipment that results in greater vibration levels than an excavator. Maintaining these distances between equipment and the nearest sensitive land uses would ensure that vibration levels would be below a peak particle velocity (PPV) of 0.032 inch per second (in/sec). Early-morning construction activity involving concrete trucks shall occur after 7:00 a.m. when the daytime threshold from ConnectMenlo is applicable (0.032 in/sec) rather than the nighttime threshold (0.016 in/sec).	SU

Table ES-1. Summary of Impacts and Mitigation Measures for the Proposed Project and the Project Variant

Impacts ^a <i>Note: The summary of impacts and impact statements for the Proposed Project apply to the Project Variant as well.</i>	Proposed Project		Project Variant			
	Impact Significance without Mitigation	Mitigation Measures	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation	
		When construction requires the use of the aforementioned types of equipment closer to nearby sensitive uses or before the allowable hours, reduction measures shall be incorporated, to the extent feasible and practical, such as the use of smaller or less vibration-intensive equipment. The feasibility of reduction measures shall be subject to review and determination by the Community Development Department. In addition, the construction contractor shall appoint a vibration coordinator for the Proposed Project who will serve as the point of contact for vibration-related complaints during construction. Contact information for the vibration coordinator will be posted at the Project Site and on a publicly available website for the Proposed Project. Should complaints be received, the vibration coordinator shall work with the construction team to adjust activities, to the extent feasible and practical, and reduce vibration or reschedule activities for a less sensitive time. The vibration coordinator shall notify the Community Development Department of all vibration-related complaints and actions taken to address the complaints.		When construction requires the use of the aforementioned types of equipment closer to nearby sensitive uses or before the allowable hours, reduction measures shall be incorporated, to the extent feasible and practical, such as the use of smaller or less vibration-intensive equipment. The feasibility of reduction measures shall be subject to review and determination by the Community Development Department. In addition, the construction contractor shall appoint a vibration coordinator for the Proposed Project who will serve as the point of contact for vibration-related complaints during construction. Contact information for the vibration coordinator will be posted at the Project Site and on a publicly available website for the Proposed Project. Should complaints be received, the vibration coordinator shall work with the construction team to adjust activities, to the extent feasible and practical, and reduce vibration or reschedule activities for a less sensitive time. The vibration coordinator shall notify the Community Development Department of all vibration-related complaints and actions taken to address the complaints.		
Impact C-NOI-1: Cumulative Construction Noise. Cumulative development would result in a significant environmental impact related to construction noise; the Proposed Project would be a cumulatively considerable contributor to a significant environmental impact.	PS	Implement Mitigation Measure NOI-1.1 and Mitigation Measure NOI-1.2 , above.	SU	PS	Implement Mitigation Measure NOI-1.1 and Mitigation Measure NOI-1.2 , above.	SU
Impact C-NOI-2: Cumulative Operational Noise. Cumulative development would not result in a significant environmental impact related to operational noise; the Proposed Project would not be a cumulatively considerable contributor to any significant environmental impact.	LTS	None required	N/A	LTS	None required	N/A
Impact C-NOI-3: Cumulative Vibration Impacts. Cumulative development would not result in a significant environmental impact related to exposing persons to or generating excessive ground-borne vibration or ground-borne noise levels; the Proposed Project would not be a cumulatively considerable contributor to any significant environmental impact.	LTS	None required	N/A	LTS	None required	N/A
3.8, Cultural and Tribal Resources						
Impact CR-1: Historical Resources. The Proposed Project would cause a substantial adverse change in the significance of historical resources, pursuant to Section 15064.5.	PS	Mitigation Measure CR-1.1: Documentation Prior to issuance of any demolition, grading, or construction permits for the site, the Project Sponsor shall undertake documentation of all contributing buildings and landscape elements of the SRI International Campus Historic District and the three individually eligible historic resources (Buildings 100, A, and E). The documentation shall be funded by the Project Sponsor and undertaken by a qualified professional who meets the Secretary of the Interior's	SU	PS	Mitigation Measure CR-1.1: Documentation Prior to issuance of any demolition, grading, or construction permits for the site, the Project Sponsor shall undertake documentation of all contributing buildings and landscape elements of the SRI International Campus Historic District and the three individually eligible historic resources (Buildings 100, A, and E). The documentation shall be funded by the Project Sponsor and undertaken by a qualified professional who meets the Secretary of the Interior's	SU

Table ES-1. Summary of Impacts and Mitigation Measures for the Proposed Project and the Project Variant

Impacts ^a <i>Note: The summary of impacts and impact statements for the Proposed Project apply to the Project Variant as well.</i>	Proposed Project		Project Variant	
	Impact Significance without Mitigation	Mitigation Measures	Impact Significance without Mitigation	Mitigation Measures
		<p>professional qualification standards for history, architectural history, or architecture (Code of Federal Regulations, Title 36, Part 61, Appendix A). Documentation shall be submitted to the Menlo Park Planning Division, or a qualified historic consultant, for review prior to issuance of demolition permits. The documentation package created shall consist of the items listed below:</p> <ul style="list-style-type: none"> • CR-1.1.a: Digital Photography • CR-1.1.b: Historical Report • CR-1.1.c: Site Plan and Drawings <p>The documentation materials shall be submitted to the Northwest Information Center at Sonoma State University, the repository for the California Historical Resources Information System. The documentation shall also be offered to state, regional, and local repositories, including the Menlo Park Public Library, Menlo Park Historical Association, San Mateo County History Museum, Computer History Museum, and SRI International. Materials will be provided in archival digital and/or hard-copy formats, depending on the capacity and preference of the repository. This measure would create a collection of reference materials that would be available to the public and inform future research.</p> <p>CR-1.1.a: Digital Photography. Digital photographs shall be taken of <u>all</u> contributing buildings and landscape elements. Photographs will capture the overall character and setting of the eligible SRI International Campus Historic District and the three individually eligible historic resources (Buildings 100, A, and E). All digital photography shall be conducted according to current National Park Service standards, as specified in the National Register Photo Policy Factsheet.⁷⁵ The photography shall be undertaken by a qualified professional with demonstrated experience in documentation photography. Large-format negatives are not required.</p> <p>Photograph views for the data set shall include:</p> <ul style="list-style-type: none"> • At least one photograph of each contributing building, which may be the primary façade or an oblique view showing the primary façade and a secondary façade; • Photographs of all façades of the three individually eligible buildings (Buildings 100, A, and E); • Detail views of character-defining features of the three individually eligible buildings (Buildings 100, A, and E); • Representative interior views of the three individually eligible buildings (Buildings 100, A, and E); and 		<p>professional qualification standards for history, architectural history, or architecture (Code of Federal Regulations, Title 36, Part 61, Appendix A). Documentation shall be submitted to the Menlo Park Planning Division, or a qualified historic consultant, for review prior to issuance of demolition permits. The documentation package created shall consist of the items listed below:</p> <ul style="list-style-type: none"> • CR-1.1.a: Digital Photography • CR-1.1.b: Historical Report • CR-1.1.c: Site Plan and Drawings <p>The documentation materials shall be submitted to the Northwest Information Center at Sonoma State University, the repository for the California Historical Resources Information System. The documentation shall also be offered to state, regional, and local repositories, including the Menlo Park Public Library, Menlo Park Historical Association, San Mateo County History Museum, Computer History Museum, and SRI International. Materials will be provided in archival digital and/or hard-copy formats, depending on the capacity and preference of the repository. This measure would create a collection of reference materials that would be available to the public and inform future research.</p> <p>CR-1.1.a: Digital Photography. Digital photographs shall be taken of <u>all</u> contributing buildings and landscape elements. Photographs will capture the overall character and setting of the eligible SRI International Campus Historic District and the three individually eligible historic resources (Buildings 100, A, and E). All digital photography shall be conducted according to current National Park Service standards, as specified in the National Register Photo Policy Factsheet.⁷⁵ The photography shall be undertaken by a qualified professional with demonstrated experience in documentation photography. Large-format negatives are not required.</p> <p>Photograph views for the data set shall include:</p> <ul style="list-style-type: none"> • At least one photograph of each contributing building, which may be the primary façade or an oblique view showing the primary façade and a secondary façade; • Photographs of all façades of the three individually eligible buildings (Buildings 100, A, and E); • Detail views of character-defining features of the three individually eligible buildings (Buildings 100, A, and E); • Representative interior views of the three individually eligible buildings (Buildings 100, A, and E); and

Table ES-1. Summary of Impacts and Mitigation Measures for the Proposed Project and the Project Variant

Impacts ^a <i>Note: The summary of impacts and impact statements for the Proposed Project apply to the Project Variant as well.</i>	Proposed Project		Project Variant	
	Impact Significance without Mitigation	Mitigation Measures	Impact Significance without Mitigation	Mitigation Measures
		<ul style="list-style-type: none"> Contextual views of the site and each contributing landscape element. <p>All photographs shall be referenced on a photographic key map or site plan. The photographic key shall show the photograph number, with an arrow to indicate the direction of the view. Digital photographs shall be in an uncompressed RAW file format and saved as TIFF files. Each image shall be a minimum of 1,600 by 1,200 pixels, at 300 pixels per inch or larger, and in color. The file name for each electronic image shall correspond with the name in the index of photographs and on the photograph label. If repositories request hard copies, the photographs shall be printed on archival paper.</p> <p>Drone photographs of the site shall be taken and saved in a digital file format on an archival DVD, then submitted to the repositories with the photographic documentation. The use of digital photography and drone photography is encouraged in CR-1.2: Interpretive Program.</p> <p>CR-1.1.b: Historical Report. A written historical narrative and report that meets Historic American Buildings Survey (HABS) historical report guidelines shall be produced for the three individually eligible buildings. This HABS-style historical report may be based on documentation provided in the 2022 historic resource evaluation for the site and include historic photographs and drawings, if available. The HABS-style historical report shall follow an outline format, with a statement of significance and a description of the buildings. The HABS-style historical report shall be submitted to the repositories along with the historic resource evaluation (2022), which documents the history of the site and the historic district.</p> <p>CR-1.1.c: Site Plan and Drawings. An existing-conditions site plan shall be produced, depicting the current configuration and spatial relationships of the contributing buildings and landscape features. The existing-conditions site plan shall be prepared by a professional who meets the Secretary of the Interior’s professional qualification standards for architecture or historic architecture and reviewed by the professional retained to prepare the written history. Documentation of plantings is not required, but a depiction of the locations and types of mature trees, as well as designed hardscape and landscape features, shall be included.</p> <p>Reasonable efforts shall be made to locate original drawings and/or site plans of the district and contributing buildings from its period of significance. If located, selected</p>		<ul style="list-style-type: none"> Contextual views of the site and each contributing landscape element. <p>All photographs shall be referenced on a photographic key map or site plan. The photographic key shall show the photograph number, with an arrow to indicate the direction of the view. Digital photographs shall be in an uncompressed RAW file format and saved as TIFF files. Each image shall be a minimum of 1,600 by 1,200 pixels, at 300 pixels per inch or larger, and in color. The file name for each electronic image shall correspond with the name in the index of photographs and on the photograph label. If repositories request hard copies, the photographs shall be printed on archival paper.</p> <p>Drone photographs of the site shall be taken and saved in a digital file format on an archival DVD, then submitted to the repositories with the photographic documentation. The use of digital photography and drone photography is encouraged in CR-1.2: Interpretive Program.</p> <p>CR-1.1.b: Historical Report. A written historical narrative and report that meets Historic American Buildings Survey (HABS) historical report guidelines shall be produced for the three individually eligible buildings. This HABS-style historical report may be based on documentation provided in the 2022 historic resource evaluation for the site and include historic photographs and drawings, if available. The HABS-style historical report shall follow an outline format, with a statement of significance and a description of the buildings. The HABS-style historical report shall be submitted to the repositories along with the historic resource evaluation (2022), which documents the history of the site and the historic district.</p> <p>CR-1.1.c: Site Plan and Drawings. An existing-conditions site plan shall be produced, depicting the current configuration and spatial relationships of the contributing buildings and landscape features. The existing-conditions site plan shall be prepared by a professional who meets the Secretary of the Interior’s professional qualification standards for architecture or historic architecture and reviewed by the professional retained to prepare the written history. Documentation of plantings is not required, but a depiction of the locations and types of mature trees, as well as designed hardscape and landscape features, shall be included.</p> <p>Reasonable efforts shall be made to locate original drawings and/or site plans of the district and contributing buildings from its period of significance. If located, selected</p>

Table ES-1. Summary of Impacts and Mitigation Measures for the Proposed Project and the Project Variant

Impacts ^a <i>Note: The summary of impacts and impact statements for the Proposed Project apply to the Project Variant as well.</i>	Proposed Project		Project Variant	
	Impact Significance without Mitigation	Mitigation Measures	Impact Significance without Mitigation	Mitigation Measures
		<p>representative drawings (e.g., site plans, elevations, sections, relevant key details) shall be photographed or scanned at high resolution, reproduced, and included in the dataset. Original architectural drawings or as-built drawings of the three individually eligible buildings proposed for demolition shall be submitted as part of the documentation package. Original drawings for Buildings A and E are known to be available in the SRI International records and therefore should be reproduced. Reasonable efforts should be made to locate original drawings for Building 100. If original architectural or construction drawings of Building 100, including floor plans and elevations, cannot be located, measured drawings shall be prepared, according to HABS guidelines, by a professional who meets the Secretary of the Interior’s professional qualification standards for architecture or historic architecture and reviewed by the professional retained to prepare the written history.</p> <p>Mitigation Measure CR-1.2: Interpretive Program The Project Sponsor, in consultation with a qualified historian or architectural historian who meets the Secretary of the Interior’s professional qualification standards and an experienced exhibit design professional, shall develop an interpretive program for the site. The interpretive program plan shall be reviewed by the Menlo Park Planning Division or a qualified historic consultant prior to the issuance of any permits for demolition, grading, or construction on the site. The plan shall include information regarding the proposed format and location of the content, along with information regarding the high-quality graphics and written narratives that will be incorporated. The interpretive display/feature shall be fully implemented and/or installed prior to issuance of the final certificate of occupancy for Parkline (Project Variant) and inspected by Menlo Park Planning Division staff members or a qualified historic consultant to confirm its adherence to requirements for mitigation measures.</p> <p>The Project Sponsor shall provide a robust interpretive program with multiple permanent outdoor displays concerning the history of SRI International. The high-quality interpretive displays shall be installed within the Project Site boundaries; made of durable, all-weather materials; and positioned to allow high public visibility and interactivity. In addition to narrative text, the interpretative displays may include photographs, news articles, memorabilia, and drawings. The interpretive program may use source materials from the historic resource evaluation or materials prepared as part of Mitigation Measure CR-1.1 but should</p>		<p>representative drawings (e.g., site plans, elevations, sections, relevant key details) shall be photographed or scanned at high resolution, reproduced, and included in the dataset. Original architectural drawings or as-built drawings of the three individually eligible buildings proposed for demolition shall be submitted as part of the documentation package. Original drawings for Buildings A and E are known to be available in the SRI International records and therefore should be reproduced. Reasonable efforts should be made to locate original drawings for Building 100. If original architectural or construction drawings of Building 100, including floor plans and elevations, cannot be located, measured drawings shall be prepared, according to HABS guidelines, by a professional who meets the Secretary of the Interior’s professional qualification standards for architecture or historic architecture and reviewed by the professional retained to prepare the written history.</p> <p>Mitigation Measure CR-1.2: Interpretive Program The Project Sponsor, in consultation with a qualified historian or architectural historian who meets the Secretary of the Interior’s professional qualification standards and an experienced exhibit design professional, shall develop an interpretive program for the site. The interpretive program plan shall be reviewed by the Menlo Park Planning Division or a qualified historic consultant prior to the issuance of any permits for demolition, grading, or construction on the site. The plan shall include information regarding the proposed format and location of the content, along with information regarding the high-quality graphics and written narratives that will be incorporated. The interpretive display/feature shall be fully implemented and/or installed prior to issuance of the final certificate of occupancy for Parkline (Project Variant) and inspected by Menlo Park Planning Division staff members or a qualified historic consultant to confirm its adherence to requirements for mitigation measures.</p> <p>The Project Sponsor shall provide a robust interpretive program with multiple permanent outdoor displays concerning the history of SRI International. The high-quality interpretive displays shall be installed within the Project Site boundaries; made of durable, all-weather materials; and positioned to allow high public visibility and interactivity. In addition to narrative text, the interpretative displays may include photographs, news articles, memorabilia, and drawings. The interpretive program may use source materials from the historic resource evaluation or materials prepared as part of Mitigation Measure CR-1.1 but should</p>

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Impacts ^a <i>Note: The summary of impacts and impact statements for the Proposed Project apply to the Project Variant as well.</i>	Proposed Project		Project Variant	
	Impact Significance without Mitigation	Mitigation Measures	Impact Significance without Mitigation	Mitigation Measures
		<p>also incorporate other primary and secondary sources, such as existing oral histories, historic photographs, and video footage where available and practicable. In addition to interpreting the overall significance of the SRI International campus as a historic district, the interpretive displays shall feature information on the individual significance of Buildings 100, A, and E, including the specific innovations, significant persons, and architecture associated with those buildings, as applicable.</p> <p>In addition to interpretive displays in public areas of the site, the Project Sponsor may consider additional means of onsite interpretation, including digital interpretation methods (e.g., websites, mobile applications, interpretive videos, drone footage, virtual- or augmented-reality experiences, artwork inspired by or related to the history of the site). Creative means of interpretation, such as landscape and play features, along with other means of presenting information regarding the history and development of the site, are encouraged.</p> <p>Although the interpretive program shall include information on the history and development of SRI International, as well as the important persons and innovations associated with the institution, interpretation may also include information on previous eras of site history, such as the residential estate era and Dibble General Hospital era.</p> <p>Mitigation Measure CR-1.3: Relocation of SRI Monument The Project Sponsor, in consultation with a qualified historian or architectural historian who meets or exceeds the Secretary of the Interior's qualifications standards, and a professional conservator shall develop and implement a relocation plan for the SRI International Monument. The receiver site shall retain the relationship between the SRI Monument and the campus setting, the landscape materials, and the immediate setting to the extent feasible. Altering the setting and placing the SRI International Monument along a prominent walkway axis is not recommended as it may negatively impact the historic character of the setting.</p> <p>The SRI International Monument relocation plan shall include:</p> <ol style="list-style-type: none"> 1) Identification of a receiver site on the Project Site. <ol style="list-style-type: none"> i. Description of how the receiver site reflects the historic setting of the SRI International Monument south of Building I, on the brick median in the visitor parking lot west of Building A. ii. Specifications for the removal of the SRI International Monument from its current location, transport to the 		<p>also incorporate other primary and secondary sources, such as existing oral histories, historic photographs, and video footage where available and practicable. In addition to interpreting the overall significance of the SRI International campus as a historic district, the interpretive displays shall feature information on the individual significance of Buildings 100, A, and E, including the specific innovations, significant persons, and architecture associated with those buildings, as applicable.</p> <p>In addition to interpretive displays in public areas of the site, the Project Sponsor may consider additional means of onsite interpretation, including digital interpretation methods (e.g., websites, mobile applications, interpretive videos, drone footage, virtual- or augmented-reality experiences, artwork inspired by or related to the history of the site). Creative means of interpretation, such as landscape and play features, along with other means of presenting information regarding the history and development of the site, are encouraged.</p> <p>Although the interpretive program shall include information on the history and development of SRI International, as well as the important persons and innovations associated with the institution, interpretation may also include information on previous eras of site history, such as the residential estate era and Dibble General Hospital era.</p> <p>Mitigation Measure CR-1.3: Relocation of SRI Monument The Project Sponsor, in consultation with a qualified historian or architectural historian who meets or exceeds the Secretary of the Interior's qualifications standards, and a professional conservator shall develop and implement a relocation plan for the SRI International Monument. The receiver site shall retain the relationship between the SRI Monument and the campus setting, the landscape materials, and the immediate setting to the extent feasible. Altering the setting and placing the SRI International Monument along a prominent walkway axis is not recommended as it may negatively impact the historic character of the setting.</p> <p>The SRI International Monument relocation plan shall include:</p> <ol style="list-style-type: none"> 2) Identification of a receiver site on the Project Site. <ol style="list-style-type: none"> iv. Description of how the receiver site reflects the historic setting of the SRI International Monument south of Building I, on the brick median in the visitor parking lot west of Building A. v. Specifications for the removal of the SRI International Monument from its current location, transport to the

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Impacts ^a <i>Note: The summary of impacts and impact statements for the Proposed Project apply to the Project Variant as well.</i>	Proposed Project		Project Variant	
	Impact Significance without Mitigation	Mitigation Measures	Impact Significance without Mitigation	Mitigation Measures
		<p>receiver site, and identification of possible secure, environmentally controlled storage location during construction of the Project Variant. The specifications shall include protective measures to ensure the monument is not damaged during removal, transport, storage, and re-installation. The specifications shall include a timeline for removal and storage that will occur following the Historic American Buildings Survey (HABS) photographic documentation and prior to the beginning of ground-disturbing construction.</p> <p>iii. Project plans or drawings that show the SRI International Monument clearly identified on demolition drawings as well as the receiver site on construction plans.</p> <p>The SRI International Monument relocation plan shall be reviewed by the Menlo Park Planning Division or a qualified historic consultant prior to the issuance of any permits for demolition, grading, or construction on the Project Site. The final SRI International Monument relocation plan shall be submitted to the construction superintendents and confirmation of receipt shall be documented via email.</p>		<p>receiver site, and identification of possible secure, environmentally controlled storage location during construction of the Project Variant. The specifications shall include protective measures to ensure the monument is not damaged during removal, transport, storage, and re-installation. The specifications shall include a timeline for removal and storage that will occur following the Historic American Buildings Survey (HABS) photographic documentation and prior to the beginning of ground-disturbing construction.</p> <p>vi. Project plans or drawings that show the SRI International Monument clearly identified on demolition drawings as well as the receiver site on construction plans.</p> <p>The SRI International Monument relocation plan shall be reviewed by the Menlo Park Planning Division or a qualified historic consultant prior to the issuance of any permits for demolition, grading, or construction on the Project Site. The final SRI International Monument relocation plan shall be submitted to the construction superintendents and confirmation of receipt shall be documented via email.</p> <p>Mitigation Measure CR-1.4: Documentation of the Chapel (Project Variant)</p> <p>Prior to issuance of a demolition permit for the First Church of Christ, Scientist and Alpha Kids Academy (Chapel buildings), the Project Sponsor shall undertake documentation of the Chapel at 201 Ravenswood Avenue. The documentation shall be funded by the Project Sponsor and undertaken by a qualified professional(s) who meets the Secretary of the Interior’s Professional Qualification Standards for history, architectural history, or architecture (Code of Federal Regulations, Title 36, Part 61, Appendix A) and be submitted for review by the Menlo Park Planning Division or a qualified historic consultant prior to issuance of a demolition permit for the Chapel buildings. The documentation package created shall consist of the items listed below, consisting of (a) digital photography and (b) a historical report. The documentation materials shall be submitted to the Northwest Information Center at Sonoma State University, the repository for the California Historical Resources Information System. The documentation shall also be offered to local repositories, including the Menlo Park Public Library, Menlo Park Historical Association, and San Mateo County History Museum. Materials shall either be provided in archival digital and/or hard copy formats,</p>

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	Impact Significance without Mitigation	Mitigation Measures	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation	
				<p>depending on the capacity and preference of the repository. This measure would create a collection of reference materials that would be available to the public and inform future research. Although the documentation would use some of the guidelines and specifications developed for the Historic American Buildings Survey (HABS), the documentation package would not need to be delivered as HABS documentation to the Library of Congress.</p> <p>(a) Digital Photography. Digital photographs shall be taken of the Chapel at 201 Ravenswood Avenue. All digital photography shall be conducted according to current National Park Service (NPS) standards, as specified in the National Register Photo Policy Factsheet (updated May 2013). The photography shall be undertaken by a qualified professional with demonstrated experience in documentation photography. Large-format negatives are not required. Photograph for the data set shall include:</p> <ul style="list-style-type: none"> • Photographs of all façades • Detailed views of character-defining features • Representative interior views of the nave and narthex • Contextual views of the site, including the courtyards at the corners of the cross plan for the Chapel. Contextual views may include the multi-use building, but full façade and detailed views of the multi-use building are not required. <p>(b) Historical Reports. A written historical narrative and report that meets HABS Historical Report Guidelines shall be produced for the Chapel at 201 Ravenswood Avenue. This HABS-style historical report may be based on the documentation provided in the 2024 Department of Parks and Recreation 523 form evaluation for the property and include historic photographs and drawings, if available. The HABS-style historical report shall follow an outline format, with a statement of significance for the building and a description of the building.</p>		
Impact CR-2: Archaeological Resources. The Proposed Project could cause a substantial adverse change in the significance of an archaeological resource, pursuant to Section 15064.5.	PS	Mitigation Measure CR-2.1: Train Workers to Respond to the Discovery of Cultural Resources Prior to the start of ground-disturbing activities, the archaeological consultant or project archaeologist shall conduct archaeological resources sensitivity training for workers and construction superintendents. Training shall be required for all construction personnel participating in ground-disturbing construction to alert them to the archaeological sensitivity of the area and provide protocols to follow in the event of a discovery of archaeological	LTS/M	PS	Mitigation Measure CR-2.1: Train Workers to Respond to the Discovery of Cultural Resources Prior to the start of ground-disturbing activities, the archaeological consultant or project archaeologist shall conduct archaeological resources sensitivity training for workers and construction superintendents. Training shall be required for all construction personnel participating in ground-disturbing construction to alert them to the archaeological sensitivity of the area and provide protocols to follow in the event of a discovery of archaeological	LTS/M

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	Impact Significance without Mitigation	Mitigation Measures	Impact Significance without Mitigation	Mitigation Measures
		<p>materials. The principal archaeological consultant and project archaeologist shall develop and distribute, for job-site posting, a document ("ALERT SHEET") that summarizes the potential finds that could be exposed, the protocols to be followed, and the points of contact to alert in the event of a discovery. The ALERT SHEET and protocols shall be presented as part of the training. The contractor shall be responsible for ensuring that all workers requiring training are in attendance. Training shall be scheduled at the discretion of the Project Sponsor in consultation with the city. Worker training shall be required for all contractors and sub-contractors and documented for each permit and/or phase of a permit that requires ground-disturbing activities onsite.</p> <p>Mitigation Measure CR-2.2: Stop Work if Archaeological Material or Features Are Encountered during Ground-Disturbing Activities</p> <p>If a potentially significant subsurface cultural resource is encountered during ground-disturbing activities, all construction activities within a 100-foot radius of the find shall cease until a qualified archaeologist (i.e., one who meets the Secretary of the Interior's professional qualifications for archaeology or one under the supervision of such a professional) determines whether the resource requires further study. The archaeological consultant shall review, identify, and evaluate cultural resources that may be inadvertently exposed during construction to determine if a discovery is a historical resource and/or unique archaeological resource under CEQA. Significant resources shall be subject to treatment/mitigation that prevents an adverse effect on the resource, in accordance with PRC Section 15064.5. Mitigation could include avoidance, preservation in place, or the scientific removal, analysis, reporting, and curation of any recovered cultural materials. If the discovery constitutes a tribal cultural resource, consultation shall be undertaken between the city and the tribe(s) to determine appropriate treatment.</p> <p>All developers in the Project Site shall include a standard inadvertent discovery clause in every construction contract involving ground-disturbing activities to inform contractors of this requirement. Any previously undiscovered resources found during construction activities shall be recorded on appropriate Department of Parks and Recreation forms and evaluated for significance in terms of CEQA criteria by a qualified archaeologist in accordance with Mitigation Measure CR-2.2.</p>		<p>materials. The principal archaeological consultant and project archaeologist shall develop and distribute, for job-site posting, a document ("ALERT SHEET") that summarizes the potential finds that could be exposed, the protocols to be followed, and the points of contact to alert in the event of a discovery. The ALERT SHEET and protocols shall be presented as part of the training. The contractor shall be responsible for ensuring that all workers requiring training are in attendance. Training shall be scheduled at the discretion of the Project Sponsor in consultation with the city. Worker training shall be required for all contractors and sub-contractors and documented for each permit and/or phase of a permit that requires ground-disturbing activities onsite.</p> <p>Mitigation Measure CR-2.2: Stop Work if Archaeological Material or Features Are Encountered during Ground-Disturbing Activities</p> <p>If a potentially significant subsurface cultural resource is encountered during ground-disturbing activities, all construction activities within a 100-foot radius of the find shall cease until a qualified archaeologist (i.e., one who meets the Secretary of the Interior's professional qualifications for archaeology or one under the supervision of such a professional) determines whether the resource requires further study. The archaeological consultant shall review, identify, and evaluate cultural resources that may be inadvertently exposed during construction to determine if a discovery is a historical resource and/or unique archaeological resource under CEQA. Significant resources shall be subject to treatment/mitigation that prevents an adverse effect on the resource, in accordance with PRC Section 15064.5. Mitigation could include avoidance, preservation in place, or the scientific removal, analysis, reporting, and curation of any recovered cultural materials. If the discovery constitutes a tribal cultural resource, consultation shall be undertaken between the city and the tribe(s) to determine appropriate treatment.</p> <p>All developers in the Project Site shall include a standard inadvertent discovery clause in every construction contract involving ground-disturbing activities to inform contractors of this requirement. Any previously undiscovered resources found during construction activities shall be recorded on appropriate Department of Parks and Recreation forms and evaluated for significance in terms of CEQA criteria by a qualified archaeologist in accordance with Mitigation Measure CR-2.2.</p>

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Impacts ^a <i>Note: The summary of impacts and impact statements for the Proposed Project apply to the Project Variant as well.</i>	Proposed Project		Project Variant		Impact Significance with Mitigation	
	Impact Significance without Mitigation	Mitigation Measures	Impact Significance without Mitigation	Mitigation Measures		
Impact CR-3: Inadvertent Disturbance of Human Remains. The Proposed Project could result in a significant impact due to the disturbance of human remains, including those interred outside of dedicated cemeteries.	PS	Mitigation Measure CR-3.1: Comply with State Regulations Regarding the Discovery of Human Remains at the Project Site Procedures of conduct following the discovery of human remains citywide have been mandated by Health and Safety Code Section 7050.5, PRC Section 5097.98, and California Code of Regulations Section 15064.5(e) (CEQA). According to the provisions in CEQA, if human remains are encountered at a site, all work in the immediate vicinity of the discovery shall cease and necessary steps to ensure the integrity of the immediate area shall be taken. The San Mateo County Coroner shall be notified immediately. The coroner shall then determine whether the remains are Native American. If the coroner determines the remains are Native American, the coroner shall notify the NAHC within 24 hours, which will, in turn, shall notify the person the NAHC identifies as the MLD in connection with any human remains. Further actions shall be determined, in part, by the desires of the MLD. The Project Sponsor, the Project archaeologist, and the MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of human remains and associated or unassociated funerary objects, including those associated with known and unknown Native American burial locations (CEQA Guidelines Section 15064.5[d]). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final treatment and disposition of the human remains and associated or unassociated funerary objects. The MLD will have 48 hours to make recommendations regarding the treatment and disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, or the owner does not accept the recommendation of the MLD in accordance with Public Resources Code 5097.98(e), the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendant may request mediation by the NAHC.	LTS/M	PS	Mitigation Measure CR-3.1: Comply with State Regulations Regarding the Discovery of Human Remains at the Project Site Procedures of conduct following the discovery of human remains citywide have been mandated by Health and Safety Code Section 7050.5, PRC Section 5097.98, and California Code of Regulations Section 15064.5(e) (CEQA). According to the provisions in CEQA, if human remains are encountered at a site, all work in the immediate vicinity of the discovery shall cease and necessary steps to ensure the integrity of the immediate area shall be taken. The San Mateo County Coroner shall be notified immediately. The coroner shall then determine whether the remains are Native American. If the coroner determines the remains are Native American, the coroner shall notify the NAHC within 24 hours, which will, in turn, shall notify the person the NAHC identifies as the MLD in connection with any human remains. Further actions shall be determined, in part, by the desires of the MLD. The Project Sponsor, the Project archaeologist, and the MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of human remains and associated or unassociated funerary objects, including those associated with known and unknown Native American burial locations (CEQA Guidelines Section 15064.5[d]). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final treatment and disposition of the human remains and associated or unassociated funerary objects. The MLD will have 48 hours to make recommendations regarding the treatment and disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, or the owner does not accept the recommendation of the MLD in accordance with Public Resources Code 5097.98(e), the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendant may request mediation by the NAHC.	LTS/M
Impact C-CR-1: Cumulative Historic Resources Impacts. Cumulative development would not result in a significant environmental impact on historic resources; the Proposed Project would not be a cumulatively considerable contributor to any significant environmental impact.	LTS	None required	N/A	LTS	None required	N/A
Impact C-CR-2: Cumulative Archaeological Resources and Human Remains Impacts. Cumulative development could	PS	Implement Mitigation Measure CR-2.1, Mitigation Measure CR-2.2, and Mitigation Measure CR-3.1, above.	LTS/M	PS	Implement Mitigation Measure CR-2.1, Mitigation Measure CR-2.2, and Mitigation Measure CR-3.1, above.	LTS/M

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	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation
result in a significant environmental impact on archeological resources and human remains; the Proposed Project would not be a cumulatively considerable contributor to any significant environmental impact.						
3.9, Tribal Cultural Resources						
Impact TCR-1. Tribal Cultural Resources. The Proposed Project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074 as a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe and: a) Listed or eligible for listing in the California Register of Historical Resources or a local register of historical resources, as defined in PRC Section 5020.1(k), or b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	PS	Mitigation Measure TCR-1: Stop Work if Tribal Cultural Resources Are Encountered during Ground-Disturbing Activities If Native American cultural resources are encountered during ground-disturbing activities, the archaeological consultant shall review, identify, and evaluate the find to determine if the discovery could qualify as a tribal cultural resource, as defined in Public Resources Code Section 21074. Tribal representatives from the city's Assembly Bill 52 notification lists shall be consulted regarding this determination. If the discovery is determined to qualify as a tribal cultural resource, it shall be subject to treatment/mitigation that prevents an adverse effect on the resource, in accordance with Public Resources Code Section 15064.5. Mitigation shall be determined through consultation between the city and the tribe(s). Implement Mitigation Measure CR-2.1, Mitigation Measure CR-2, and Mitigation Measure CR-3.1, above.	LTS/M	PS	Mitigation Measure TCR-1: Stop Work if Tribal Cultural Resources Are Encountered during Ground-Disturbing Activities If Native American cultural resources are encountered during ground-disturbing activities, the archaeological consultant shall review, identify, and evaluate the find to determine if the discovery could qualify as a tribal cultural resource, as defined in Public Resources Code Section 21074. Tribal representatives from the city's Assembly Bill 52 notification lists shall be consulted regarding this determination. If the discovery is determined to qualify as a tribal cultural resource, it shall be subject to treatment/mitigation that prevents an adverse effect on the resource, in accordance with Public Resources Code Section 15064.5. Mitigation shall be determined through consultation between the city and the tribe(s). Implement Mitigation Measure CR-2.1, Mitigation Measure CR-2, and Mitigation Measure CR-3.1, above.	LTS/M
Impact C-TCR-1: Cumulative Tribal Cultural Resources Impacts. Cumulative development could result in a significant environmental impact on tribal cultural resources; the Proposed Project would not be a cumulatively considerable contributor to any significant environmental impact on tribal cultural resources.	PS	Implement Mitigation Measure TCR-1, Mitigation Measure CR-2.1, Mitigation Measure CR-2, and Mitigation Measure CR-3.1, above.	LTS/M	PS	Implement Mitigation Measure TCR-1, Mitigation Measure CR-2.1, Mitigation Measure CR-2, and Mitigation Measure CR-3.1, above.	LTS/M
3.10, Biological Resources						
Riparian Habitat and Sensitive Natural Communities	NI	None required	N/A	NI	None required	N/A
State or Federally Protected Wetlands and Non-Wetland Waters	NI	None required	N/A	NI	None required	N/A
Adopted Habitat Conservation Plan or Natural Community Conservation Plan	NI	None required	N/A	NI	None required	N/A
Impact BIO-1: Special-Status Species. The Proposed Project could result in a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special-status in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.	PS	Mitigation BIO-1.1: Initial Bat Habitat Survey A qualified bat biologist shall conduct an initial survey of all buildings and trees on the Project Site that are slated for removal to determine whether suitable habitat for a moderate-size colony of common bat species (i.e., at least 10 big brown bats or at least 20 individuals of other non-special-status species), or a pallid bat or Townsend's big-eared bat colony of any size, is present. The locations of trees with	LTS/M	PS	Mitigation BIO-1.1: Initial Bat Habitat Survey A qualified bat biologist shall conduct an initial survey of all buildings and trees on the Project Site that are slated for removal to determine whether suitable habitat for a moderate-size colony of common bat species (i.e., at least 10 big brown bats or at least 20 individuals of other non-special-status species), or a pallid bat or Townsend's big-eared bat colony of any size, is present. The locations of trees with	LTS/M

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		<p>suitable cavities and crevices, as well as any buildings with accessible interiors or crevices (e.g., roof tiles or other exterior features) that support suitable roost locations, shall be identified, and potential entry and exit locations shall be mapped. For trees and buildings that are determined, in the qualified biologist's discretion, not to provide suitable habitat for a moderate-size colony of common bat species, or a pallid bat or Townsend's big-eared bat colony of any size, no further surveys shall be required. If the qualified biologist determines that buildings or trees provide suitable habitat, then further surveys under Mitigation Measures BIO-1.2 and BIO-1.3 shall be required.</p> <p>Mitigation Measure BIO-1.2: Maternity Season Survey A qualified bat biologist shall conduct a focused survey for roosting bats within all buildings and trees on the Project Site where suitable habitat was identified during the initial habitat survey, during the maternity season (generally March 15–August 31), and prior to the start of construction to determine the presence or absence of a maternity colony, the species present, and an estimate of the colony size, if present. If close inspection of potential roost features during the daytime is infeasible, the focused survey shall consist of a dusk emergence survey when bats can be observed flying out of the roost. If work will be initiated during the maternity season, this survey shall be conducted 1 year prior to the year in which construction will occur. If a maternity colony is detected, the exclusion measures described in Mitigation Measure BIO-1.4, below, shall be implemented prior to March 15 of the year in which construction occurs to ensure that bats are excluded from the roost prior to the start of construction.</p> <p>Mitigation Measure BIO-1.3: Pre-Construction Activity Bat Survey A pre-construction activity survey shall be conducted for roosting bats within all buildings and trees on the Project Site that are slated for removal and within which suitable habitat was identified during the initial habitat survey and the maternity roosting survey. The survey shall be conducted by a qualified bat biologist within 7 days prior to the start of building demolition or tree removal for the purpose of impact avoidance. If building demolition and/or tree removal occurs in phases, a pre-activity survey shall be conducted within 14 days prior to the demolition of each building and/or removal of each tree with suitable roost habitat. If close inspection of potential roost features during the daytime is infeasible, the focused survey shall</p>		<p>suitable cavities and crevices, as well as any buildings with accessible interiors or crevices (e.g., roof tiles or other exterior features) that support suitable roost locations, shall be identified, and potential entry and exit locations shall be mapped. For trees and buildings that are determined, in the qualified biologist's discretion, not to provide suitable habitat for a moderate-size colony of common bat species, or a pallid bat or Townsend's big-eared bat colony of any size, no further surveys shall be required. If the qualified biologist determines that buildings or trees provide suitable habitat, then further surveys under Mitigation Measures BIO-1.2 and BIO-1.3 shall be required.</p> <p>Mitigation Measure BIO-1.2: Maternity Season Survey A qualified bat biologist shall conduct a focused survey for roosting bats within all buildings and trees on the Project Site where suitable habitat was identified during the initial habitat survey, during the maternity season (generally March 15–August 31), and prior to the start of construction to determine the presence or absence of a maternity colony, the species present, and an estimate of the colony size, if present. If close inspection of potential roost features during the daytime is infeasible, the focused survey shall consist of a dusk emergence survey when bats can be observed flying out of the roost. If work will be initiated during the maternity season, this survey shall be conducted 1 year prior to the year in which construction will occur. If a maternity colony is detected, the exclusion measures described in Mitigation Measure BIO-1.4, below, shall be implemented prior to March 15 of the year in which construction occurs to ensure that bats are excluded from the roost prior to the start of construction.</p> <p>Mitigation Measure BIO-1.3: Pre-Construction Activity Bat Survey A pre-construction activity survey shall be conducted for roosting bats within all buildings and trees on the Project Site that are slated for removal and within which suitable habitat was identified during the initial habitat survey and the maternity roosting survey. The survey shall be conducted by a qualified bat biologist within 7 days prior to the start of building demolition or tree removal for the purpose of impact avoidance. If building demolition and/or tree removal occurs in phases, a pre-activity survey shall be conducted within 14 days prior to the demolition of each building and/or removal of each tree with suitable roost habitat. If close inspection of potential roost features during the daytime is infeasible, the focused survey shall include a</p>

Table ES-1. Summary of Impacts and Mitigation Measures for the Proposed Project and the Project Variant

Impacts ^a <i>Note: The summary of impacts and impact statements for the Proposed Project apply to the Project Variant as well.</i>	Proposed Project		Project Variant	
	Impact Significance without Mitigation	Mitigation Measures	Impact Significance without Mitigation	Mitigation Measures
		<p>include a dusk emergence survey when bats can be observed flying out of the roost. If a moderate-size maternity colony of common bat species (i.e., at least 10 big brown bats, 20 Yuma myotis, 100 individuals of other non-special-status species), or a pallid bat or Townsend's big-eared bat colony of any size or any kind (i.e., a maternity or non-maternity colony), is not detected during the survey, no additional measures shall be required. If a moderate-size maternity colony of common bat species (i.e., at least 10 big brown bats, 20 Yuma myotis, or 100 individuals of other non-special-status species), or a pallid bat or Townsend's big-eared bat colony of any size or any kind (i.e., a maternity or non-maternity colony), is present, the qualified bat biologist shall identify an appropriate disturbance-free buffer zone for the species identified. The buffer will be maintained until either the end of the maternity season or until a qualified biologist determines that all young are volant (i.e., capable of flight) to avoid the loss of dependent young.</p> <p>Mitigation Measure BIO-1.4: Bat Exclusion If bats are present in a building or tree to be removed or disturbed, the individuals shall be safely evicted outside the bat maternity season (approximately March 15–August 31) and the winter torpor period (approximately October 15–February 28, depending on weather). Bats may be evicted through exclusion, as directed by a qualified biologist, after notifying the California Department of Fish and Wildlife. The qualified biologist must be present for the removal of trees or structures occupied by bats.</p> <p>For eviction from roost trees, trimming or removing trees shall follow a two-step removal process whereby limbs and branches not containing roost habitat are removed on day 1, then the entire tree is removed on day 2. The disturbance or removal of structures containing, or suspected of containing, active (non-maternity or hibernation) or potentially active common bat roosts shall be done in the evening and after bats have emerged from the roost to forage. Structures shall be partially dismantled to significantly change roost conditions, causing bats to abandon and not return to the roost. Removal shall be completed the subsequent day. Alternatively, exclusion methods may include the installation of one-way doors and/or use of ultrasonic deterrence devices. One-way doors and/or deterrence devices shall be left in place for a minimum of 2 weeks, with a minimum of five fair-weather</p>		<p>dusk emergence survey when bats can be observed flying out of the roost. If a moderate-size maternity colony of common bat species (i.e., at least 10 big brown bats, 20 Yuma myotis, 100 individuals of other non-special-status species), or a pallid bat or Townsend's big-eared bat colony of any size or any kind (i.e., a maternity or non-maternity colony), is not detected during the survey, no additional measures shall be required. If a moderate-size maternity colony of common bat species (i.e., at least 10 big brown bats, 20 Yuma myotis, or 100 individuals of other non-special-status species), or a pallid bat or Townsend's big-eared bat colony of any size or any kind (i.e., a maternity or non-maternity colony), is present, the qualified bat biologist shall identify an appropriate disturbance-free buffer zone for the species identified. The buffer will be maintained until either the end of the maternity season or until a qualified biologist determines that all young are volant (i.e., capable of flight) to avoid the loss of dependent young.</p> <p>Mitigation Measure BIO-1.4: Bat Exclusion If bats are present in a building or tree to be removed or disturbed, the individuals shall be safely evicted outside the bat maternity season (approximately March 15–August 31) and the winter torpor period (approximately October 15–February 28, depending on weather). Bats may be evicted through exclusion, as directed by a qualified biologist, after notifying the California Department of Fish and Wildlife. The qualified biologist must be present for the removal of trees or structures occupied by bats.</p> <p>For eviction from roost trees, trimming or removing trees shall follow a two-step removal process whereby limbs and branches not containing roost habitat are removed on day 1, then the entire tree is removed on day 2. The disturbance or removal of structures containing, or suspected of containing, active (non-maternity or hibernation) or potentially active common bat roosts shall be done in the evening and after bats have emerged from the roost to forage. Structures shall be partially dismantled to significantly change roost conditions, causing bats to abandon and not return to the roost. Removal shall be completed the subsequent day. Alternatively, exclusion methods may include the installation of one-way doors and/or use of ultrasonic deterrence devices. One-way doors and/or deterrence devices shall be left in place for a minimum of 2 weeks, with a minimum of five fair-weather</p>

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		nights with no rainfall and temperatures no colder than 50°F. Mitigation Measure BIO-1.5: Compensatory Mitigation for Bat Habitat If a maternity colony of common bat species containing at least 10 big brown bats, 20 Yuma myotis, or 100 individuals of other non-special-status bat species, or a pallid bat or Townsend’s big-eared bat day roost of any type (maternity or non-maternity) or any size, is determined to be present on the Project Site, replacement roost habitat that is appropriate to the species shall be provided, as determined by a qualified bat biologist. The nature of the replacement roost habitat (e.g., the design of an artificial roost structure) shall be determined by the qualified bat biologist, based on the number and species of bats detected. Ideally, the roost structure shall be installed on the Project Site. If replacement habitat cannot be placed on the site, it shall be installed no more than 100 feet from the site (or as close to the site as feasible). The exact placement of replacement habitat shall be determined in consultation with the qualified bat biologist.		nights with no rainfall and temperatures no colder than 50°F. Mitigation Measure BIO-1.5: Compensatory Mitigation for Bat Habitat If a maternity colony of common bat species containing at least 10 big brown bats, 20 Yuma myotis, or 100 individuals of other non-special-status bat species, or a pallid bat or Townsend’s big-eared bat day roost of any type (maternity or non-maternity) or any size, is determined to be present on the Project Site, replacement roost habitat that is appropriate to the species shall be provided, as determined by a qualified bat biologist. The nature of the replacement roost habitat (e.g., the design of an artificial roost structure) shall be determined by the qualified bat biologist, based on the number and species of bats detected. Ideally, the roost structure shall be installed on the Project Site. If replacement habitat cannot be placed on the site, it shall be installed no more than 100 feet from the site (or as close to the site as feasible). The exact placement of replacement habitat shall be determined in consultation with the qualified bat biologist.		
Impact BIO-2: Wildlife Movement and Native Wildlife Nursery Sites. The Proposed Project could interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	PS	Mitigation Measure BIO-2.1: Avoidance and Pre-construction Surveys for Nesting Migratory Birds The Project Sponsor shall implement the following measures to avoid and minimize construction-period impacts on nesting birds: <ul style="list-style-type: none"> • Avoidance of the Nesting Season. To the extent feasible, the commencement of demolition and construction activities shall be scheduled to avoid the nesting season. If demolition and construction activities are scheduled to take place outside the nesting season, all potential demolition/construction impacts on nesting birds protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code will be avoided. The nesting season for most birds in San Mateo County extends from February 1 through August 31. • Pre-Activity/Pre-Disturbance Nesting Bird Surveys. If it is not possible to schedule demolition and construction activities between September 1 and January 31, then pre-activity surveys for nesting birds shall be conducted by a qualified ornithologist to ensure that no nests will be disturbed during implementation of the Proposed Project. Surveys shall be conducted no more than 7 days prior to the initiation of demolition or construction activities for each construction phase. 	LTS/M	PS	Mitigation Measure BIO-2.1: Avoidance and Pre-construction Surveys for Nesting Migratory Birds The Project Sponsor shall implement the following measures to avoid and minimize construction-period impacts on nesting birds: <ul style="list-style-type: none"> • Avoidance of the Nesting Season. To the extent feasible, the commencement of demolition and construction activities shall be scheduled to avoid the nesting season. If demolition and construction activities are scheduled to take place outside the nesting season, all potential demolition/construction impacts on nesting birds protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code will be avoided. The nesting season for most birds in San Mateo County extends from February 1 through August 31. • Pre-Activity/Pre-Disturbance Nesting Bird Surveys. If it is not possible to schedule demolition and construction activities between September 1 and January 31, then pre-activity surveys for nesting birds shall be conducted by a qualified ornithologist to ensure that no nests will be disturbed during implementation of the Project Variant. Surveys shall be conducted no more than 7 days prior to the initiation of demolition or construction activities for each construction phase. 	LTS/M

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Impacts ^a <i>Note: The summary of impacts and impact statements for the Proposed Project apply to the Project Variant as well.</i>	Proposed Project			Project Variant		
	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation
		<p>During the surveys, the ornithologist shall inspect all trees and other potential nesting habitats (e.g., trees, shrubs, buildings) in and immediately adjacent to the impact areas for migratory bird nests.</p> <ul style="list-style-type: none"> • Non-Disturbance Buffers Around Active Nests. If an active nest is found close enough to work areas to be disturbed by demolition or construction activities, a construction-free buffer zone (typically 300 feet for raptors and 100 feet for other species) will be established around the nest to ensure that no nests of species protected by the MBTA and California Fish and Game Code are disturbed during implementation of the Proposed Project. The ornithologist shall determine the extent of the buffer. • Nesting Deterrence. If construction activities will not be initiated until after the start of the nesting season, all potential nesting substrates (e.g., bushes, trees, grasses, other vegetation) that are scheduled to be removed by the Proposed Project may be removed prior to the start of the nesting season (e.g., prior to February 1). This will preclude the initiation of nests in this vegetation and prevent any potential delay for the Proposed Project because of the presence of active nests in these substrates. 			<p>During the surveys, the ornithologist shall inspect all trees and other potential nesting habitats (e.g., trees, shrubs, buildings) in and immediately adjacent to the impact areas for migratory bird nests.</p> <ul style="list-style-type: none"> • Non-Disturbance Buffers Around Active Nests. If an active nest is found close enough to work areas to be disturbed by demolition or construction activities, a construction-free buffer zone (typically 300 feet for raptors and 100 feet for other species) will be established around the nest to ensure that no nests of species protected by the MBTA and California Fish and Game Code are disturbed during implementation of the Project Variant. The ornithologist shall determine the extent of the buffer. • Nesting Deterrence. If construction activities will not be initiated until after the start of the nesting season, all potential nesting substrates (e.g., bushes, trees, grasses, other vegetation) that are scheduled to be removed by the Project Variant may be removed prior to the start of the nesting season (e.g., prior to February 1). This will preclude the initiation of nests in this vegetation and prevent any potential delay for the Project Variant because of the presence of active nests in these substrates. 	
Impact BIO-3: Conflicts with Any Local Policies or Ordinances that Protect Biological Resources. The Proposed Project would not result in conflicts with the Menlo Park Municipal Code or the city general plan.	LTS	None required	N/A	LTS	None required	N/A
Impact C-BIO-1: Cumulative Biological Resources Impacts. Cumulative development could result in a significant environmental impact on biological resources; the Proposed Project would not be a cumulatively considerable contributor to any significant environmental impact.	PS	Implement Mitigation Measure BIO-1.1 through Mitigation Measure 1.5 , and Mitigation Measure BIO-2.1 , above.	LTS/M	PS	Implement Mitigation Measure BIO-1.1 through Mitigation Measure 1.5 , and Mitigation Measure BIO-2.1 , above.	LTS/M
3.11, Geology and Soils						
Surface Fault Rupture	NI	None required	N/A	NI	None required	N/A
Landslides	NI	None required	N/A	NI	None required	N/A
Loss of Topsoil	NI	None required	N/A	NI	None required	N/A
Lateral Spreading	NI	None required	N/A	NI	None required	N/A
Unique Geologic Features	NI	None required	N/A	NI	None required	N/A
Septic Systems	NI	None required	N/A	NI	None required	N/A
Impact GS-1: Strong Seismic Ground Shaking and Seismically Related Ground Failure. The Proposed Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death	LTS	None required	N/A	LTS	None required	N/A

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Impacts ^a <i>Note: The summary of impacts and impact statements for the Proposed Project apply to the Project Variant as well.</i>	Proposed Project			Project Variant		
	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation
		shall be submitted to the city of Menlo Park for review and approval prior to implementation, and all construction activity shall adhere to the recommendations in the excavation plan.			shall be submitted to the city of Menlo Park for review and approval prior to implementation, and all construction activity shall adhere to the recommendations in the excavation plan.	
Impact C-GS-1: Cumulative Impacts Related to Seismic Hazards. Cumulative development would not result in a significant environmental impact from seismically related hazards; the Proposed Project would not be a cumulatively considerable contributor to any significant environmental impact.	LTS	None required	N/A	LTS	None required	N/A
Impact C-GS-2: Cumulative Impacts Related to Soil Erosion and Soil Hazards. Cumulative development would not result in a significant environmental impact from soil erosion and soil hazards; the Proposed Project would not be a cumulatively considerable contributor to any significant environmental impact.	LTS	None required	N/A	LTS	None required	N/A
Impact C-GS-3: Cumulative Impacts Related to Paleontological Resources. Cumulative development would not result in a significant environmental impact with mitigation on paleontological resources; the Proposed Project would not be a cumulatively considerable contributor to any significant environmental impact.	PS	Implement Mitigation Measure GS-5.1 and Mitigation Measure GS-5.2 , above.	LTS/M	PS	Implement Mitigation Measure GS-5.1 and Mitigation Measure GS-5.2 , above.	LTS/M

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	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation
3.12, Hydrology and Water Quality						
Risk Release of Pollutants Due to Project Inundation in Flood Hazard, Tsunami, or Seiche Zones	NI	None required	N/A	NI	None required	N/A
Impact HY-1: Water Quality. The Proposed Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface water or groundwater quality.	PS	Implement Mitigation Measure HAZ-2.1 and Mitigation Measure HAZ-2.2 , below.	LTS/M	PS	Implement Mitigation Measure HAZ-2.1 and Mitigation Measure HAZ-2.2 , below.	LTS/M
Impact HY-2: Groundwater Supply and Recharge. The Proposed Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that sustainable groundwater management of the basin would be impeded.	LTS	None required	N/A	LTS	None required	N/A
Impact HY-3: Drainage and Flooding. The Proposed Project would not substantially alter the existing drainage pattern of the Project Site in a manner that would result in substantial erosion or flooding, impede or redirect floodflows, contribute runoff that would exceed the capacity of the stormwater system, or provide substantial additional sources of polluted runoff.	LTS	None required	N/A	LTS	None required	N/A
Impact HY-4: Conflict or Obstruct a Water Resource Management Plan. The Proposed Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.	LTS	None required	N/A	LTS	None required	N/A
Impact C-HY-1: Cumulative Hydrology and Water Quality Impacts. Cumulative development could result in a significant environmental impact on hydrology and water quality; the Proposed Project would not be a cumulatively considerable contributor to any significant environmental impact.	PS	Implement Mitigation Measure HAZ-2.1 and Mitigation Measure HAZ-2.2 , below.	LTS/M	PS	Implement Mitigation Measure HAZ-2.1 and Mitigation Measure HAZ-2.2 , below.	LTS/M
3.13, Hazards and Hazardous Materials						
Airport Hazards	NI	None required	N/A	NI	None required	N/A
Wildland Fires	NI	None required	N/A	NI	None required	N/A
Impact HAZ-1: Routine Hazardous Materials Use. The Proposed Project would not create a significant hazard for the public or the environment through the routine transport, use, or disposal of hazardous materials.	LTS	None required	N/A	LTS	None required	N/A
Impact HAZ-2: Upset and Accident Conditions Involving Hazardous Materials. The Proposed Project could create a significant hazard for the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	PS	Mitigation Measure HAZ-2.1: Prepare and Implement an Environmental Site Management Plan Prior to ground disturbing activities, the Project Sponsor shall retain the services of a qualified environmental engineering firm to prepare and implement an Environmental Site Management Plan (ESMP) for review and approval by the appropriate regulatory agency prior to issuance of building permits and commencement of construction. The purpose of the ESMP is to protect	LTS/M	PS	Mitigation Measure HAZ-2.1: Prepare and Implement an Environmental Site Management Plan Prior to ground disturbing activities, the Project Sponsor shall retain the services of a qualified environmental engineering firm to prepare and implement an Environmental Site Management Plan (ESMP) for review and approval by the appropriate regulatory agency prior to issuance of building permits and commencement of construction. The purpose of the ESMP is to protect	LTS/M

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	Impact Significance without Mitigation	Mitigation Measures	Impact Significance without Mitigation	Mitigation Measures
		<p>construction workers, the general public, the environment, and future site occupants from subsurface hazardous materials previously identified at the site and to address the possibility of encountering unknown contamination or hazards in the subsurface. The ESMP shall summarize soil and groundwater analytical data collected on the project site during past investigations; identify management options for excavated soil and groundwater, if contaminated media are encountered during deep excavations; and identify monitoring, irrigation, or other wells requiring proper abandonment in compliance with local, state, and federal laws, policies, and regulations.</p> <p>The ESMP shall include measures for identifying, testing, and managing soil and groundwater suspected of or known to contain hazardous materials. The ESMP shall: 1) provide procedures for evaluating, handling, storing, testing, and disposing of soil and groundwater during project excavation and dewatering activities, respectively; 2) describe required worker health and safety provisions for all workers potentially exposed to hazardous materials in accordance with State and federal worker safety regulations; and 3) designate personnel responsible for implementation of the ESMP. The ESMP shall be prepared by a commercial environmental engineering firm with expertise and experience in the preparation of ESMPs and stamped by an appropriately licensed professional.</p> <p>In addition, the ESMP shall establish protocols and measures for addressing the discovery of presently unknown environmental conditions or subsurface structures such as underground storage tanks (USTs), sumps, or wells, would include procedures for evaluating, handling, storing, testing and disposing of these unknown materials (as applicable), and would also establish required health and safety provisions for all workers who could be exposed to said hazardous materials (in accordance with state and federal worker safety regulations). If the environmental engineering firm subsequently identifies the need for further sampling, the Project Sponsor shall implement this and any other requirements identified in the ESMP.</p> <p>Mitigation Measure HAZ-2.2: Require Groundwater Monitoring and Sampling prior to Dewatering Activity Prior to any construction activity with the potential to require dewatering any ground disturbing activity, the Project Sponsor shall measure both water levels and water quality prior to and during dewatering, with a focus on potential constituents of concern, based on known or</p>		<p>construction workers, the general public, the environment, and future site occupants from subsurface hazardous materials previously identified at the site and to address the possibility of encountering unknown contamination or hazards in the subsurface. The ESMP shall summarize soil and groundwater analytical data collected on the project site during past investigations; identify management options for excavated soil and groundwater, if contaminated media are encountered during deep excavations; and identify monitoring, irrigation, or other wells requiring proper abandonment in compliance with local, state, and federal laws, policies, and regulations.</p> <p>The ESMP shall include measures for identifying, testing, and managing soil and groundwater suspected of or known to contain hazardous materials. The ESMP shall: 1) provide procedures for evaluating, handling, storing, testing, and disposing of soil and groundwater during project excavation and dewatering activities, respectively; 2) describe required worker health and safety provisions for all workers potentially exposed to hazardous materials in accordance with State and federal worker safety regulations; and 3) designate personnel responsible for implementation of the ESMP. The ESMP shall be prepared by a commercial environmental engineering firm with expertise and experience in the preparation of ESMPs and stamped by an appropriately licensed professional.</p> <p>In addition, the ESMP shall establish protocols and measures for addressing the discovery of presently unknown environmental conditions or subsurface structures such as underground storage tanks (USTs), sumps, or wells, would include procedures for evaluating, handling, storing, testing and disposing of these unknown materials (as applicable), and would also establish required health and safety provisions for all workers who could be exposed to said hazardous materials (in accordance with state and federal worker safety regulations). 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	Impact Significance without Mitigation	Mitigation Measures	Impact Significance without Mitigation	Mitigation Measures
		<p>suspected water quality impacts within or near the Project Site. The Project Sponsor shall ensure the collection and testing of samples prior to initiating construction activities with the potential to require dewatering. The sampling locations shall be an appropriate distance from the proposed dewatering site, as determined by a geotechnical evaluation of local groundwater and soil conditions. If contaminated water is detected, remedial measures to limit potential exposure to affected media and/or contain the spread shall be implemented. Several options can be employed (e.g., implementing onsite treatment/remediation; disposing in the sewer system (with any appropriate pre-treatment) or at a hazardous materials disposal facility, depending on type and level of contamination; tanking; or stopping or phasing underground construction. Affected water shall be handled with the appropriate use of personal protective equipment (PPE) and treated so that it complies with discharge and reporting requirements and applicable water quality objectives or hauled offsite for treatment and disposal at a permitted waste treatment facility. Upon disposal of the affected water, the Project Sponsor shall be responsible for demonstrating to the city of Menlo Park that the treatment and disposal requirements set forth in this mitigation measure have been met by providing a waste manifest or proof of a valid waste discharge requirement (WDR) permit.</p> <p>Mitigation Measure HAZ-2.3: Conduct a Hazardous Building Materials Survey</p> <p>Prior to the issuance of any demolition permit, the Project Sponsor shall conduct a Hazardous Building Materials Survey. The survey shall be performed by a licensed contractor at structures that are scheduled to be demolished but have not been surveyed previously (i.e., as part of the 2021 Limited Hazardous Materials Survey). The Hazardous Building Materials Survey shall identify the presence of hazardous building materials, including asbestos-containing materials (ACMs), lead-based paint (LBP), and polychlorinated biphenyls (PCBs). Should this survey determine that hazardous building materials are present, the following actions shall be implemented by the Project Sponsor:</p> <ul style="list-style-type: none"> • A health and safety plan shall be developed by a certified industrial hygienist for potential LBP, asbestos, or other hazardous building material risks present during demolition. The health and safety plan shall then be implemented by a licensed contractor. The health and safety plan shall comply with federal Occupational Safety 		<p>suspected water quality impacts within or near the Project Site. The Project Sponsor shall ensure the collection and testing of samples prior to initiating construction activities with the potential to require dewatering. The sampling locations shall be an appropriate distance from the proposed dewatering site, as determined by a geotechnical evaluation of local groundwater and soil conditions. If contaminated water is detected, remedial measures to limit potential exposure to affected media and/or contain the spread shall be implemented. Several options can be employed (e.g., implementing onsite treatment/remediation; disposing in the sewer system (with any appropriate pre-treatment) or at a hazardous materials disposal facility, depending on type and level of contamination; tanking; or stopping or phasing underground construction. Affected water shall be handled with the appropriate use of personal protective equipment (PPE) and treated so that it complies with discharge and reporting requirements and applicable water quality objectives or hauled offsite for treatment and disposal at a permitted waste treatment facility. Upon disposal of the affected water, the Project Sponsor shall be responsible for demonstrating to the city of Menlo Park that the treatment and disposal requirements set forth in this mitigation measure have been met by providing a waste manifest or proof of a valid waste discharge requirement (WDR) permit.</p> <p>Mitigation Measure HAZ-2.3: Conduct a Hazardous Building Materials Survey</p> <p>Prior to the issuance of any demolition permit, the Project Sponsor shall conduct a Hazardous Building Materials Survey. 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Impacts ^a <i>Note: The summary of impacts and impact statements for the Proposed Project apply to the Project Variant as well.</i>	Proposed Project		Project Variant	
	Impact Significance without Mitigation	Mitigation Measures	Impact Significance without Mitigation	Mitigation Measures
		<p>and Health Administration (OSHA) and the California Occupational Safety and Health Administration (Cal/OSHA) requirements.</p> <ul style="list-style-type: none"> Necessary approvals shall be acquired from the city of Menlo Park and/or county (by the licensed contractor) for specifications or commencement of abatement activities. Abatement activities shall be conducted by a licensed contractor. The Bay Area Air Quality Management District (BAAQMD) shall be notified 10 days prior to initiating demolition at structures that contain asbestos. Section 19827.5 of the California Health and Safety Code requires local agencies not to issue demolition or alteration permits until an applicant has demonstrated compliance with the notification requirements under applicable federal regulations regarding hazardous air pollutants, including asbestos. In addition: <ul style="list-style-type: none"> Asbestos shall be disposed of at a licensed disposal facility, to be identified by the licensed contractor. The local office of Cal/OSHA shall be notified of asbestos abatement activities. Asbestos abatement contractors shall follow state regulations contained in 8 CCR 1529 and 8 CCR 341.6 through 341.14 where asbestos-related work would involve 100 square feet or more of ACM. Asbestos removal contractors shall be certified as such by the Contractors Licensing Board of the State of California. The owner of the property where abatement is to occur shall have a hazardous waste generator number assigned by and registered with the California Department of Health Services in Sacramento. The contractor and hauler of hazardous building materials shall file a hazardous waste manifest, with details about hauling the material from the site and disposing of it. Pursuant to California law, the city of Menlo Park shall not issue the required permit until the Project Sponsor has complied with the notice requirements described above. <p>Mitigation Measure HAZ-2.4: Conduct a Focused Soil Vapor Intrusion Investigation Prior to construction, the Project Sponsor shall retain the services of a qualified environmental consulting firm to conduct a focused soil vapor investigation. The investigation</p>		<p>Safety and Health Administration (OSHA) and the California Occupational Safety and Health Administration (Cal/OSHA) requirements.</p> <ul style="list-style-type: none"> Necessary approvals shall be acquired from the city of Menlo Park and/or county (by the licensed contractor) for specifications or commencement of abatement activities. Abatement activities shall be conducted by a licensed contractor. The Bay Area Air Quality Management District (BAAQMD) shall be notified 10 days prior to initiating demolition at structures that contain asbestos. Section 19827.5 of the California Health and Safety Code requires local agencies not to issue demolition or alteration permits until an applicant has demonstrated compliance with the notification requirements under applicable federal regulations regarding hazardous air pollutants, including asbestos. In addition: <ul style="list-style-type: none"> Asbestos shall be disposed of at a licensed disposal facility, to be identified by the licensed contractor. The local office of Cal/OSHA shall be notified of asbestos abatement activities. Asbestos abatement contractors shall follow state regulations contained in 8 CCR 1529 and 8 CCR 341.6 through 341.14 where asbestos-related work would involve 100 square feet or more of ACM. Asbestos removal contractors shall be certified as such by the Contractors Licensing Board of the State of California. The owner of the property where abatement is to occur shall have a hazardous waste generator number assigned by and registered with the California Department of Health Services in Sacramento. The contractor and hauler of hazardous building materials shall file a hazardous waste manifest, with details about hauling the material from the site and disposing of it. Pursuant to California law, the city of Menlo Park shall not issue the required permit until the Project Sponsor has complied with the notice requirements described above. <p>Mitigation Measure HAZ-2.4: Conduct a Focused Soil Vapor Intrusion Investigation Prior to construction, the Project Sponsor shall retain the services of a qualified environmental consulting firm to conduct a focused soil vapor investigation. The investigation</p>

Table ES-1. Summary of Impacts and Mitigation Measures for the Proposed Project and the Project Variant

Impacts ^a <i>Note: The summary of impacts and impact statements for the Proposed Project apply to the Project Variant as well.</i>	Proposed Project		Project Variant		Impact Significance with Mitigation	
	Impact Significance without Mitigation	Mitigation Measures	Impact Significance without Mitigation	Mitigation Measures		
		<p>shall be conducted in the areas that are designated for residential and office/R&D use and shall be designed to protect building occupants from potential long-term impacts associated with vapor intrusion. The investigation shall provide the data needed to determine whether long-term engineering controls shall be needed as part of the proposed building development. The soil vapor investigation's methodology and sampling program shall be conducted by an environmental consulting firm with applicable expertise and experience. The soil vapor investigation shall be implemented by the Project Sponsor prior to construction of buildings on the Project Site.</p> <p>If the environmental consulting firm or appropriate regulatory agency providing oversight determines engineering controls are required, they shall be designed by a qualified engineer in compliance with requirements of the appropriate regulatory agency and/or the city of Menlo Park to address vapor conditions by redirecting and/or minimizing soil vapor. The performance of the installed vapor mitigation systems shall be confirmed by appropriate quality assurance/quality control inspection and test methods, as certified by the design engineer, and the certification shall be provided to the appropriate regulatory agency providing oversight and city of Menlo Park as needed. Specific engineering controls may include, but shall not be limited to:</p> <ul style="list-style-type: none"> • Installation of subsurface migration barriers; and/or • Inclusion of ventilated foundations for any proposed structures; and/or • The use and implementation of an alternative method or structural design to address soil gas releases and reduce the potential for hazardous conditions to occur. <p>Appropriate engineering control systems shall be determined with concurrence, approval, and oversight from the appropriate regulatory agency providing oversight and shall be dependent on building placement and construction.</p>		<p>shall be conducted in the areas that are designated for residential and office/R&D use and shall be designed to protect building occupants from potential long-term impacts associated with vapor intrusion. The investigation shall provide the data needed to determine whether long-term engineering controls shall be needed as part of the proposed building development. The soil vapor investigation's methodology and sampling program shall be conducted by an environmental consulting firm with applicable expertise and experience. The soil vapor investigation shall be implemented by the Project Sponsor prior to construction of buildings on the Project Site.</p> <p>If the environmental consulting firm or appropriate regulatory agency providing oversight determines engineering controls are required, they shall be designed by a qualified engineer in compliance with requirements of the appropriate regulatory agency and/or the city of Menlo Park to address vapor conditions by redirecting and/or minimizing soil vapor. The performance of the installed vapor mitigation systems shall be confirmed by appropriate quality assurance/quality control inspection and test methods, as certified by the design engineer, and the certification shall be provided to the appropriate regulatory agency providing oversight and city of Menlo Park as needed. Specific engineering controls may include, but shall not be limited to:</p> <ul style="list-style-type: none"> • Installation of subsurface migration barriers; and/or • Inclusion of ventilated foundations for any proposed structures; and/or • The use and implementation of an alternative method or structural design to address soil gas releases and reduce the potential for hazardous conditions to occur. <p>Appropriate engineering control systems shall be determined with concurrence, approval, and oversight from the appropriate regulatory agency providing oversight and shall be dependent on building placement and construction.</p>		
Impact HAZ-3: Exposure to Schools. The Proposed Project could emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school.	PS	Implement Mitigation Measure HAZ-2.1, Mitigation Measure HAZ-2.2, and Mitigation Measure HAZ-2.3 , above.	LTS/M	PS	Implement Mitigation Measure HAZ-2.1, Mitigation Measure HAZ-2.2, and Mitigation Measure HAZ-2.3 , above.	LTS/M
Impact HAZ-4: Cortese List. The Proposed Project would be located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, could create a significant hazard for the public or the environment.	PS	Implement Mitigation Measure HAZ-2.1 and Mitigation Measure HAZ-2.2 , above.	LTS/M	PS	Implement Mitigation Measure HAZ-2.1 and Mitigation Measure HAZ-2.2 , above.	LTS/M

Table ES-1. Summary of Impacts and Mitigation Measures for the Proposed Project and the Project Variant

Impacts ^a <i>Note: The summary of impacts and impact statements for the Proposed Project apply to the Project Variant as well.</i>	Proposed Project			Project Variant		
	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation
Impact HAZ-5: Impairment of Emergency Response or Evacuation Plans. The Proposed Project would not impair implementation of or physically interfere with an adopted emergency response or evacuation plan.	LTS	None required	N/A	LTS	None required	N/A
Impact C-HAZ-1: Cumulative Hazards and Hazardous Materials Impacts. Cumulative development would not result in a significant environmental impact related to hazards and hazardous materials; the Proposed Project would not be a cumulatively considerable contributor to any significant environmental impact.	LTS	None required	N/A	LTS	None required	N/A
3.14, Population and Housing						
Impact POP-1: Unplanned Population Growth. The Proposed Project would not induce substantial unplanned direct or indirect population growth.	LTS	None required	N/A	LTS	None required	N/A
Impact POP-2: Displacement of People or Housing. The Proposed Project would not displace substantial numbers of people or housing, necessitating the construction of replacement housing elsewhere.	LTS	None required	N/A	LTS	None required	N/A
Impact C-POP-1: Cumulative Unplanned Population Growth. Cumulative development would not result in a significant environmental impact related to unplanned population growth; the Proposed Project would not be a cumulatively considerable contributor to any significant environmental impact.	LTS	None required	N/A	LTS	None required	N/A
3.15, Public Services and Recreation						
Impact PS-1: Fire Services. The Proposed Project would not result in substantial adverse impacts associated with the provision of or the need for new or physically altered fire service facilities.	LTS	None required	N/A	LTS	None required	N/A
Impact PS-2: Police Services. The Proposed Project would not result in substantial adverse impacts associated with the provision of or the need for new or physically altered police service facilities.	LTS	None required	N/A	LTS	None required	N/A
Impact PS-3: School Facilities. The Proposed Project would not result in substantial adverse impacts associated with the provision of or the need for new or physically altered school facilities.	LTS	None required	N/A	LTS	None required	N/A

Table ES-1. Summary of Impacts and Mitigation Measures for the Proposed Project and the Project Variant

Impacts ^a <i>Note: The summary of impacts and impact statements for the Proposed Project apply to the Project Variant as well.</i>	Proposed Project			Project Variant		
	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation
Impact PS-4: Parks and Recreational Facilities. The Proposed Project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated, nor would it require construction or expansion of recreational facilities that would have an adverse physical effect on the environment.	LTS	None required	N/A	LTS	None required	N/A
Impact PS-5: Library Facilities. The Proposed Project would not result in substantial adverse impacts associated with the provision of or the need for new or physically altered library facilities.	LTS	None required	N/A	LTS	None required	N/A
Impact C-PS-1: Cumulative Public Services and Recreation Impacts. Cumulative development would not result in a significant environmental impact related to public services or recreation; the Proposed Project would not be a cumulatively considerable contributor to any significant environmental impact.	LTS	None required	N/A	LTS	None required	N/A
3.16, Utilities and Service Systems						
Impact UT-1: Construction or Relocation of Utilities. The Proposed Project would not require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.	LTS	None required	N/A	LTS	None required	N/A
Impact UT-2: Water Supply. The Proposed Project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.	LTS	None required	N/A	LTS	None required	N/A
Impact UT-3: Generation of Wastewater. The Proposed Project would not result in a determination by the wastewater treatment providers that they have inadequate capacity to serve the Proposed Project's projected demand in addition to the providers' existing commitments.	LTS	None required	N/A	LTS	None required	N/A
Impact UT-4: Generation of Solid Waste. The Proposed Project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.	LTS	None required	N/A	LTS	None required	N/A
Impact UT-5: Compliance with Solid Waste Regulations. The Proposed Project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste.	LTS	None required	N/A	LTS	None required	N/A

Table ES-1. Summary of Impacts and Mitigation Measures for the Proposed Project and the Project Variant

Impacts ^a <i>Note: The summary of impacts and impact statements for the Proposed Project apply to the Project Variant as well.</i>	Proposed Project			Project Variant		
	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation	Impact Significance without Mitigation	Mitigation Measures	Impact Significance with Mitigation
Impact C-UT-1: Cumulative Water Service and Infrastructure Impacts. Cumulative development could result in a significant environmental impact on water service; the Proposed Project would not be a cumulatively considerable contributor to any significant environmental impact.	LTS	None required	N/A	LTS	None required	N/A
Impact C-UT-2: Cumulative Wastewater Service and Infrastructure Impacts. Cumulative development would not result in a significant environmental impact on wastewater service; the Proposed Project would not be a cumulatively considerable contributor to any significant environmental impact.	LTS	None required	N/A	LTS	None required	N/A
Impact C-UT-3: Cumulative Stormwater Service and Infrastructure Impacts. Cumulative development would not result in a significant environmental impact on stormwater service; the Proposed Project would not be a cumulatively considerable contributor to any significant environmental impact.	LTS	None required	N/A	LTS	None required	N/A
Impact C-UT-4: Cumulative Solid Waste Impacts. Cumulative development would not result in a significant environmental impact on solid waste; the Proposed Project would not be a cumulatively considerable contributor to any significant environmental impact.	LTS	None required	N/A	LTS	None required	N/A
Impact C-UT-5: Cumulative Natural Gas and Electric Service Impacts. Cumulative development would not result in a significant environmental impact on natural gas and electric service; the Proposed Project would not be a cumulatively considerable contributor to any significant environmental impact.	LTS	None required	N/A	LTS	None required	N/A
Impact C-UT-6: Cumulative Telecommunications Impacts. Cumulative development would result in a less-than-significant environmental impact on telecommunications; the Proposed Project would not be a cumulatively considerable contributor to any significant environmental impact on telecommunications.	LTS	None required	N/A	LTS	None required	N/A

Notes:
 NI No Impact
 LTS Less than Significant
 PS Potentially Significant
 LTS/M Less than Significant with Mitigation
 SU Significant and Unavoidable with Mitigation
 N/A Not Applicable

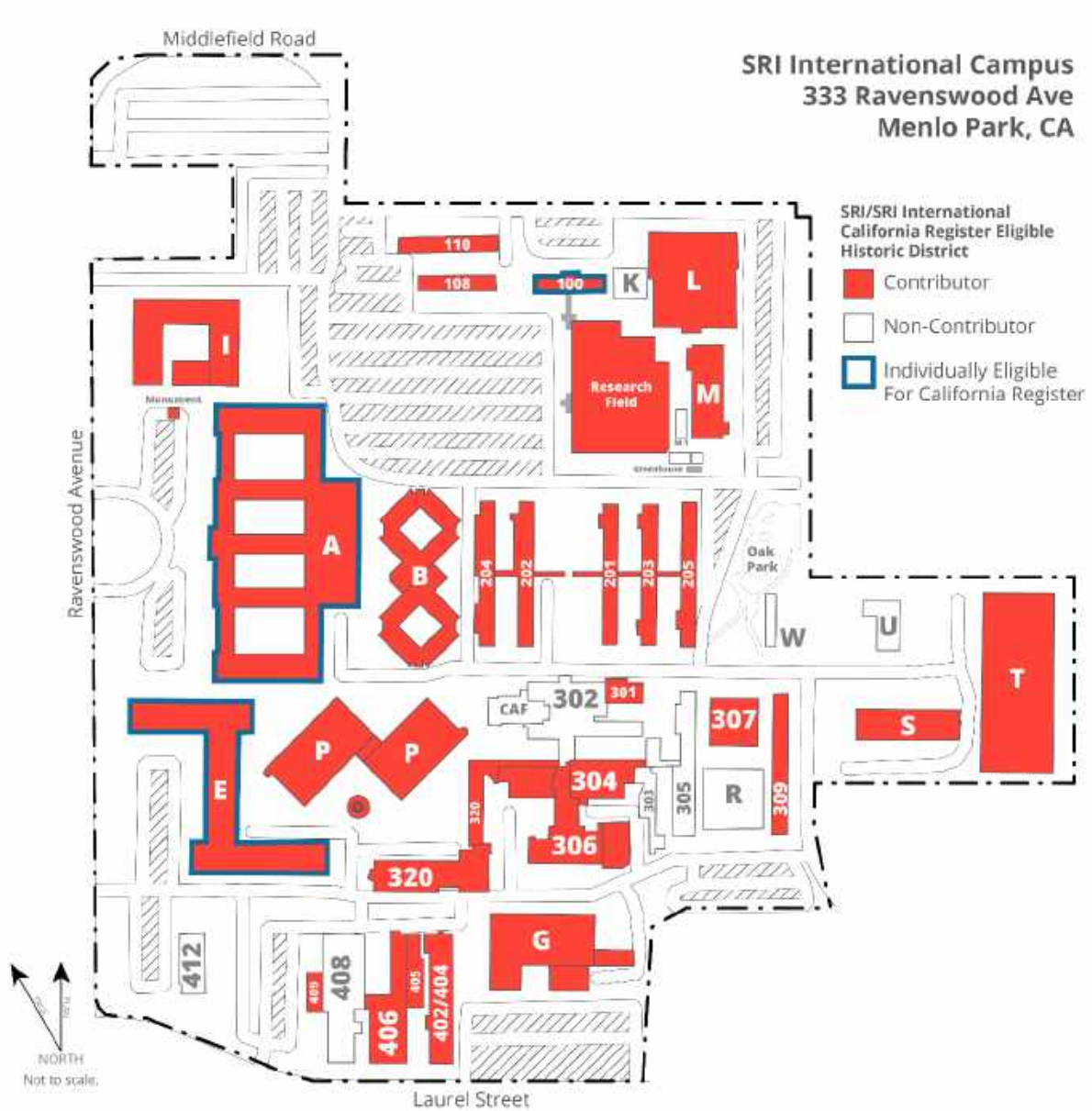


Figure 2. Map showing summary of findings for California Register eligibility. Source: Page & Turnbull, *SRI International, 333 Ravenswood Avenue: Historic Resource Evaluation* (2022), 9.

Structures & Designed Landscape Features

Evaluation of individual trees as potential heritage trees is beyond the scope of this report. The following table includes permanent or long-standing semi-permanent structures and landscape features on the SRI International campus. Of the numerous parking lots on the campus, only the main employee parking lot is discussed, as it was the only parking lot identified during the course of historical research to be designed by a master landscaper architect. The tall ring of exhaust stacks is discussed with Building P, as it is integrated with the construction and design of that building; as is the surrounding designed landscape.



SRI International Monument

Location: South of Building I, on the brick median in the visitor parking lot west of Building A.

Designer/Builder: Unknown

Date of Construction: circa 1970

Square cube marble monument set on recessed footing such that it appears to hover. The inscription on metal cap reads "SRI INTERNATIONAL BUILDING DEDICATED TO THE PEACE AND PROSPERITY OF MANKIND."

Significance: Contributing feature to the SRI International California Register-eligible Historic District.



Main Employee Parking Lot

Location: South of Building 108, north of Buildings B, 202 and 204

Designer/Builder: Eckbo Kay Associates

Date of Construction: circa 1981-82

The main employee parking lot is an asphalt surface parking lot with painted parking stalls, and specimen trees planted in medians with concrete curbs. Two concrete paths meander across the parking lot from north to south.

Table 6-1. Comparative Description of the Proposed Project Alternatives

	Proposed Project	No-Project Alternative	Preservation Alternative 1	Preservation Alternative 2	Preservation Alternative 3
Site Development					
Total Existing Office Floor Area to Remain	286,730 sf	1.38 million sf	295,736 sf	743,829 sf	878,939 sf
Gross Floor Area to Be Demolished and Replaced	1,094,197 sf	0 sf	1,084,596 sf	636,503 sf	501,393 sf
Residential (sf)	675,200 sf	0 sf	Same as Project	607,200 sf	607,200 sf
Housing Units	550 units	0 units	Same as Project	506 units	506 units
Maximum Building Heights	110 feet (Office/R&D) 85 feet (Residential)	48 feet	Same as Project	Same as Project	Same as Project
Parking	2,800 spaces (Office) 519 spaces (Residential)	~3,000 spaces ^a	Same as Project	2,800 spaces (Office) 456 spaces (Residential)	2,800 spaces (Office) 456 spaces (Residential)
Open Space	26.4 acres	n/a ^b	Same as Project	25.8 acres	26.2 acres
Onsite Activity					
Total Net New Onsite Employees	3,868 employees	2,208 employees ^c	Same as Project	Same as Project	Same as Project
Total Residents	1,305 residents	0 residents	Same as Project	1,200 residents	1,200 residents
Historic Resources					
<i>Buildings Individually Eligible for CRHR (3 total)</i>					
Retained	0	3	1	3	3
Demolished	3	0	2	0	0
<i>Contributing Buildings (26 total)</i>					
Retained	3	26	4	6	7
Demolished	23	0	22	20	19
<i>Contributing Landscape Features (2 total)</i>					
Retained	1	2	1	1	1
Demolished	1	0	1	1	1

Source: Page & Turnbull. 2024. *Parkline Project SRI International Campus Preservation Alternatives Analysis Report Revised & Restated*, City of Menlo Park, San Mateo County. June 4. Refer to Appendix 3.8-2 of this EIR.

Notes:

- a. Based on estimates of current parking spaces at the Project Site.
- b. Although a limited amount of useable open space is currently present at the Project Site, this is not quantified for purposes of this analysis because information is not available.
- c. Per current CDP requirements, up to 3,308 employees could work at the Project Site. Therefore, because approximately 1,100 people are currently employed at the Project Site, the No-Project Alternative would result in a net increase of approximately 2,208 workers on the assumption that the existing buildings on the site would be retrofitted and re-tenanted such that the campus would be occupied at the levels allowed by the existing CDP. Given the current CDP requirement that counts non-SRI employees as 2 employees (i.e., at a 2:1 ratio), it is likely that under the no project alternative fewer than the total number of allowed SRI employees would actually be working on the campus.

Table 6-3. Comparative Description of the Project Variant Alternatives

	Project Variant	No-Project Alternative	Variant Preservation Alternative 1	Variant Preservation Alternative 2	Variant Preservation Alternative 3
Site Development					
Total Existing Office Floor Area to Remain	286,730 sf	1.38 million sf	295,736 sf	743,829 sf	878,939 sf
Gross Floor Area to Be Demolished and Replaced	1,094,197 sf	0 sf	1,084,596 sf	636,503 sf	501,393 sf
Residential (sf)	1,096,000 sf	0 sf	990,000 sf	722,000 sf	722,000 sf
Housing Units	800 units	0 units	710 units	510 units	510 units
Maximum Building Heights	90 feet	48 feet	90 feet	90 feet	90 feet
Parking	3,719 spaces	~3,000 spaces ^a	3,670 spaces	3,420 spaces	3,420 spaces
Emergency Water Reservoir	2 to 3 million gallons	n/a	2 to 3 million gallons	2 to 3 million gallons	2 to 3 million gallons
Open Space	29.3 acres	n/a ^b	28.8 acres	28.8 acres	29.3 acres
Onsite Activity					
Total Net New Onsite Employees	3,856 employees	2,208 employees ^c	3,856 employees	3,856 employees	3,856 employees
Total Residents	1,896 residents	0 residents	1,683 residents	1,209 residents	1,209 residents
Historic Resources					
<i>Individually Eligible Buildings (4 total, including the Chapel)</i>					
Retained	0	4	2	4	4
Demolished	4	0	2	0	0
<i>Contributing Buildings (26 total)</i>					
Retained	3	26	4	6	7
Demolished	23	0	22	20	19
<i>Contributing Landscape Features (2 total)</i>					
Retained	1	2	1	1	1
Demolished	1	0	1	1	1
Source: Page & Turnbull. 2024. <i>Parkline Project SRI International Campus Preservation Alternatives Analysis Report Revised & Restated, City of Menlo Park, San Mateo County</i> . June 4.					
Notes:					
a. Based on estimates of current parking spaces at the Project Site.					
b. Although a limited amount of useable open space is currently present at the Project Site, this is not quantified for purposes of this analysis because information is not available.					
c. Per current CDP requirements, up to 3,308 employees could work at the Project Site. Therefore, because approximately 1,100 people are currently employed at the Project Site, the No-Project Alternative would result in a net increase of approximately 2,208 assuming that the existing buildings are adaptively reused and occupied at the level permitted by the current CDP.					

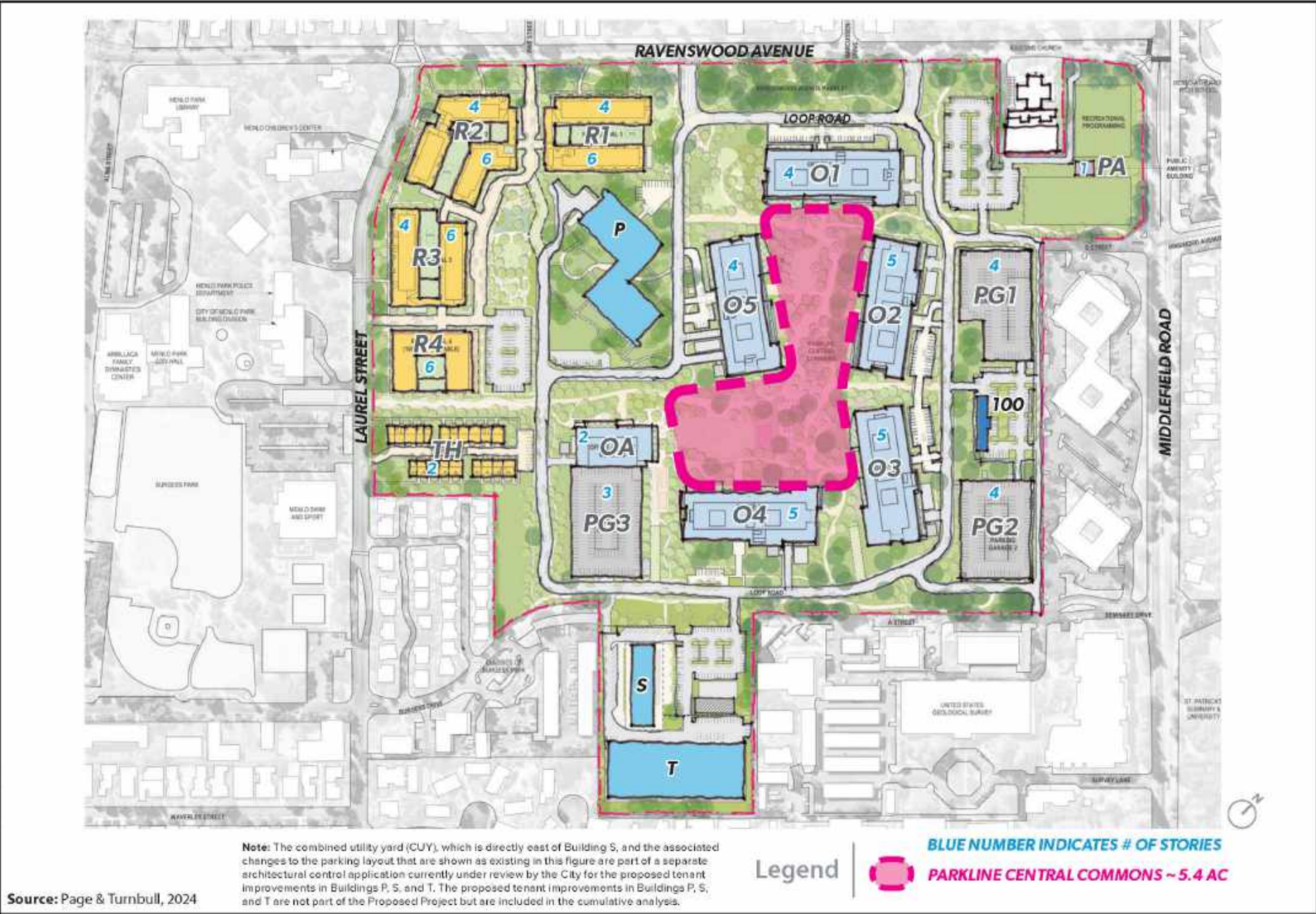


Figure 6-1
Preservation Alternative 1 for the Proposed Project
Parkline

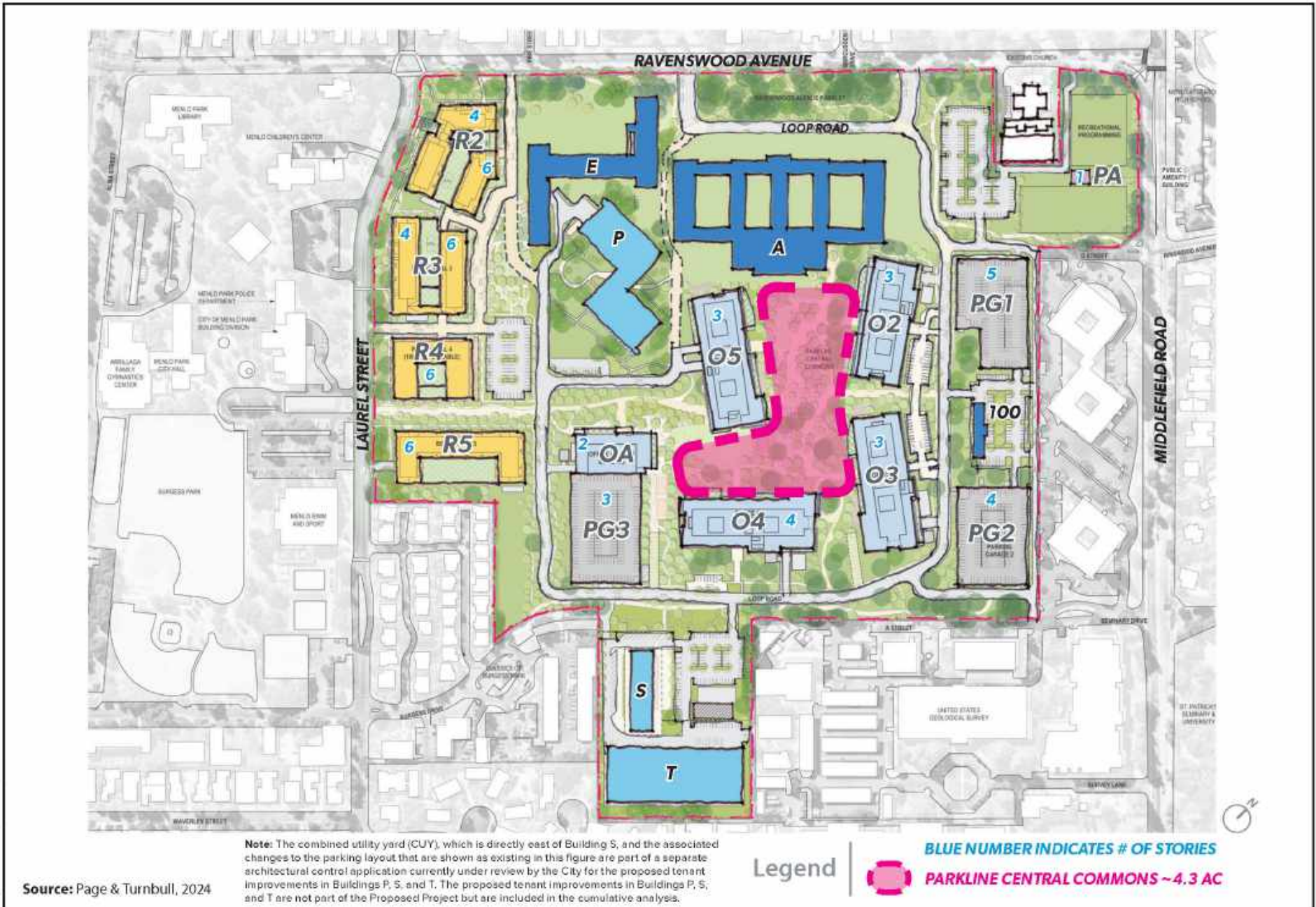


Figure 6-2
 Preservation Alternative 2 for the Proposed Project
 Parkline

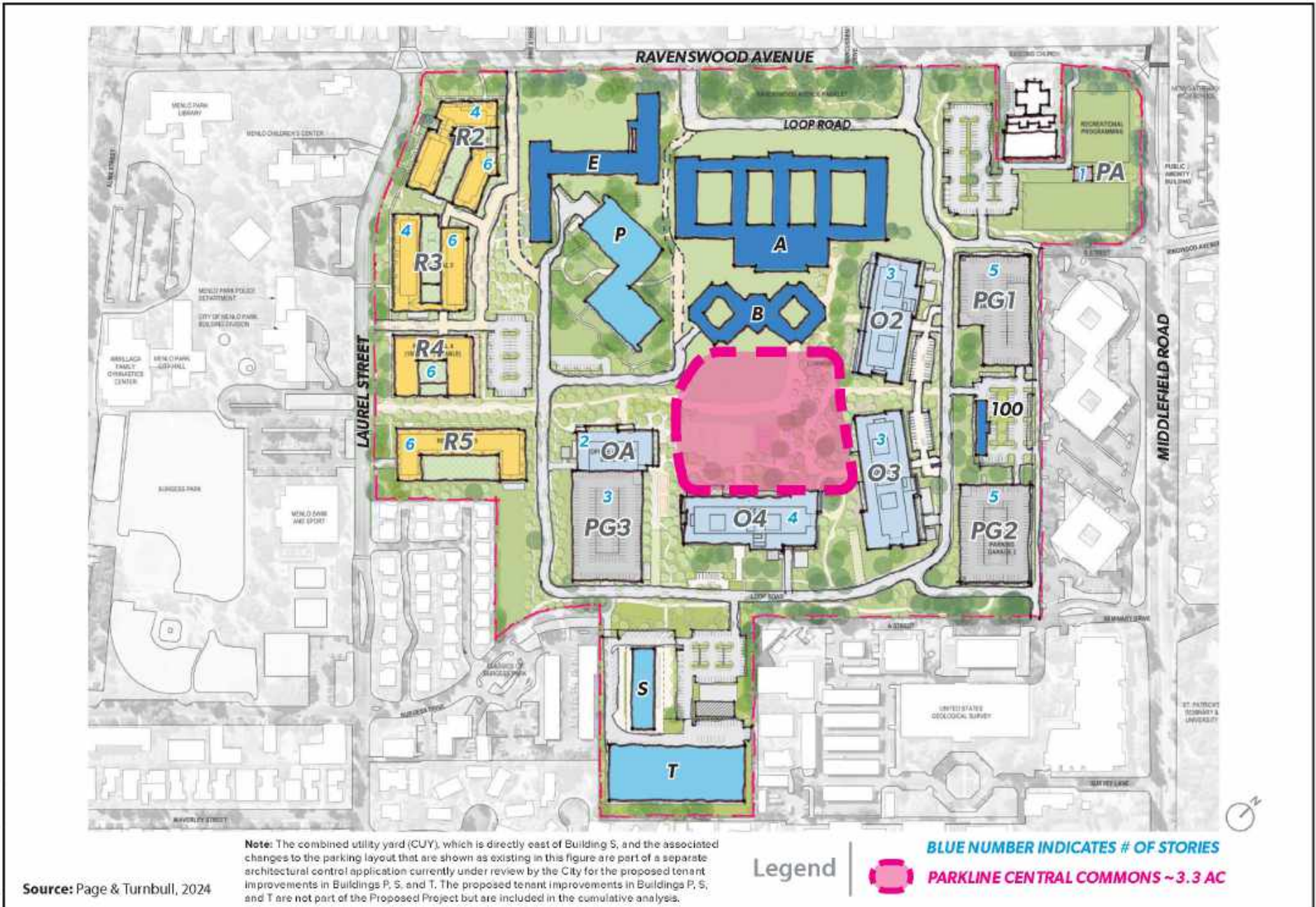


Figure 6-3
Preservation Alternative 3 for the Proposed Project
Parkline

Table 6-12. Comparison of Impacts among Proposed Project Alternatives

Environmental Issue	Proposed Project	No-Project Alternative	Project Preservation Alternative 1	Project Preservation Alternative 2	Project Preservation Alternative 3
Land Use					
Conflicts with any Land Use Plan, Policy, or Regulation Adopted for the Purpose of Avoiding or Mitigating an Environmental Effect	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Cumulative Impacts	NI	NI (Less)	NI (Similar)	NI (Similar)	NI (Similar)
Transportation					
Conflicts with Applicable Plans and Policies (Transportation)	LTS	LTS (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Vehicle Miles Traveled	LTS	SU (More)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Design Hazards	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Emergency Access	LTS	LTS (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Cumulative Impacts	LTS	SU (More)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Air Quality					
Construction Criteria Air Pollutant Emissions	LTS/M	NI (Less)	LTS/M (Less)	LTS/M (Less)	LTS/M (Less)
Operational Criteria Air Pollutant Emissions	LTS/M	LTS (More)	LTS/M (Similar)	LTS/M (Less)	LTS/M (Less)
Exposure of Existing Sensitive Receptors to Substantial Pollutant Concentrations during Construction	LTS	NI (Less)	LTS (Similar)	LTS (Less)	LTS (Less)
Exposure of Existing Sensitive Receptors to Substantial Pollutant Concentrations from Project Operation	LTS	LTS (Less)	LTS (Similar)	LTS (Less)	LTS (Less)
Other Emissions That Would Adversely Affect a Substantial Number of People	LTS	LTS (Less)	LTS (Similar)	LTS (Less)	LTS (Less)
Cumulative Impacts	LTS/M	LTS (Less)	LTS/M (Similar)	LTS/M (Less)	LTS/M (Less)
Energy					
Construction	LTS	NI (Less)	LTS (Less)	LTS (Less)	LTS (Less)
Operation	LTS	SU (More)	LTS (Similar)	LTS (Less)	LTS (Less)
Cumulative Impacts	LTS	SU (More)	LTS (Similar)	LTS (Less)	LTS (Less)

Environmental Issue	Proposed Project	No-Project Alternative	Project Preservation Alternative 1	Project Preservation Alternative 2	Project Preservation Alternative 3
Greenhouse Gas Emissions					
Construction GHG Emissions	LTS	NI (Less)	LTS (Less)	LTS (Less)	LTS (Less)
Operational GHG Emissions and Conflicts with Applicable GHG Emission Plans, Policies, and Regulations	LTS	SU (More)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Cumulative Impacts	LTS	SU (More)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Noise					
Construction	SU/M	NI (Less)	SU/M (Less)	SU/M (Less)	SU/M (Less)
Operations – Mechanical Equipment	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Operations – Traffic	LTS	LTS (More)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Vibration	SU/M	NI (Less)	SU/M (Similar)	SU/M (Similar)	SU/M (Similar)
Cumulative Impacts	SU/M	LTS (Less)	SU/M (Less)	SU/M (Less)	SU/M (Less)
Cultural Resources					
Historical Resources	SU/M	NI (Less)	SU/M (Similar)	SU/M (Less)	SU/M (Less)
Archaeological Resources and Human Remains	LTS/M	NI (Less)	LTS/M (Similar)	LTS/M (Similar)	LTS/M (Similar)
Cumulative Impacts	LTS/M	NI (Less)	LTS/M (Similar)	LTS/M (Similar)	LTS/M (Similar)
Tribal Cultural Resources					
Impacts on Tribal Cultural Resources	LTS/M	NI (Less)	LTS/M (Similar)	LTS/M (Similar)	LTS/M (Similar)
Cumulative Impacts	LTS/M	NI (Less)	LTS/M (Similar)	LTS/M (Similar)	LTS/M (Similar)
Biological Resources					
Special-Status Species and Wildlife Movement and Native Wildlife Nursery Sites	LTS/M	NI (Less)	LTS/M (Less)	LTS/M (Similar)	LTS/M (Similar)
Conflicts with Local Policies or Ordinances that Protect Biological Resources	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Cumulative Impacts	LTS/M	NI (Less)	LTS/M (Similar)	LTS/M (Similar)	LTS/M (Similar)

Environmental Issue	Proposed Project	No-Project Alternative	Project Preservation Alternative 1	Project Preservation Alternative 2	Project Preservation Alternative 3
Geology and Soils					
Strong Seismic Ground Shaking and Seismically Related Ground Failure	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Substantial Soil Erosion	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Unstable Soil or Geologic Units	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Expansive Soils	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Paleontological Resources	LTS/M	NI (Less)	LTS/M (Similar)	LTS/M (Similar)	LTS/M (Similar)
Cumulative Impacts	LTS/M	NI (Less)	LTS/M (Similar)	LTS/M (Similar)	LTS/M (Similar)
Hydrology and Water Quality					
Surface Water Quality	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Groundwater Quality	LTS/M	NI (Less)	LTS/M (Similar)	LTS/M (Similar)	LTS/M (Similar)
Groundwater Supply and Recharge	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Drainage and Flooding	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Conflict or Obstruct a Water Resource Management Plan	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Cumulative Impacts	LTS/M	NI (Less)	LTS/M (Similar)	LTS/M (Similar)	LTS/M (Similar)
Hazards and Hazardous Materials					
Routine Hazardous Materials Use	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Upset and Accident Conditions Involving Hazardous Materials	LTS/M	LTS (Less)	LTS/M (Similar)	LTS/M (Similar)	LTS/M (Similar)
Exposure of Schools to Hazardous Materials	LTS/M	NI (Less)	LTS/M (Similar)	LTS/M (Similar)	LTS/M (Similar)
Cortese List	LTS/M	NI (Less)	LTS/M (Similar)	LTS/M (Similar)	LTS/M (Similar)
Impairment of Emergency Response or Evacuation Plans	LTS	LTS (Similar)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Cumulative Impacts	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Population and Housing					

	Proposed Project	No-Project Alternative	Project Preservation Alternative 1	Project Preservation Alternative 2	Project Preservation Alternative 3
Environmental Issue					
Unplanned Population Growth	LTS	LTS (More)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Displacement of People or Housing	LTS	LTS (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Cumulative Impacts	LTS	LTS (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Public Services					
Fire Services, Police Services, School Facilities, Parks and Recreational Facilities, and Library Facilities	LTS	LTS (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Cumulative Impacts	LTS	LTS (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Utilities and Service Systems					
Construction or Relocation of Utilities	LTS	LTS (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Water Supply, Wastewater Generation, and Solid Waste Generation	LTS	LTS (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Compliance with Solid Waste Regulations	LTS	LTS (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Cumulative Impacts	LTS	LTS (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)

Notes:

NI = No Impact

LTS = Less than Significant

SU = Significant Unavoidable

SU/M = Significant Unavoidable with Mitigation

LTS/M = Less than Significant with Mitigation

Table 6-13. Comparison of Impacts among Project Variant Alternatives

Environmental Issue	Project Variant	No-Project Variant Alternative	Variant Preservation Alternative 1	Variant Preservation Alternative 2	Variant Preservation Alternative 3
Land Use					
Conflicts with any Land Use Plan, Policy, or Regulation Adopted for the Purpose of Avoiding or Mitigating an Environmental Effect	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Cumulative Impacts	NI	NI (Less)	NI (Similar)	NI (Similar)	NI (Similar)
Transportation					
Conflicts with Applicable Plans and Policies (Transportation)	LTS	LTS (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Vehicle Miles Traveled	LTS	SU (More)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Design Hazards	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Emergency Access	LTS	LTS (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Cumulative Impacts	LTS	SU (More)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Air Quality					
Construction Criteria Air Pollutant Emissions	LTS/M	NI (Less)	LTS/M (Less)	LTS/M (Less)	LTS/M (Less)
Operational Criteria Air Pollutant Emissions	LTS/M	LTS (More)	LTS/M (Similar)	LTS/M (Less)	LTS/M (Less)
Exposure of Existing Sensitive Receptors to Substantial Pollutant Concentrations during Construction	LTS	NI (Less)	LTS (Similar)	LTS (Less)	LTS (Less)
Exposure of Existing Sensitive Receptors to Substantial Pollutant Concentrations from Project Operation	LTS	LTS (Less)	LTS (Similar)	LTS (Less)	LTS (Less)
Other Emissions That Would Adversely Affect a Substantial Number of People	LTS	LTS (Less)	LTS (Similar)	LTS (Less)	LTS (Less)
Cumulative Impacts	LTS/M	LTS (Less)	LTS/M (Similar)	LTS/M (Less)	LTS/M (Less)
Energy					
Construction	LTS	NI (Less)	LTS (Similar)	LTS (Less)	LTS (Less)
Operation	LTS	SU (More)	LTS (Similar)	LTS (Less)	LTS (Less)
Cumulative Impacts	LTS	SU (More)	LTS (Similar)	LTS (Less)	LTS (Less)

Environmental Issue	Project Variant	No-Project Variant Alternative	Variant Preservation Alternative 1	Variant Preservation Alternative 2	Variant Preservation Alternative 3
Greenhouse Gas Emissions					
Construction GHG Emissions	LTS	NI (Less)	LTS (Similar)	LTS (Less)	LTS (Less)
Operational GHG Emissions and Conflicts with Applicable GHG Emission Plans, Policies, and Regulations	LTS	SU (More)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Cumulative Impacts	LTS	SU (More)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Noise					
Construction	SU/M	NI (Less)	SU/M (Similar)	SU/M (Less)	SU/M (Less)
Operations – Mechanical Equipment	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Operations – Traffic	LTS	LTS (More)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Vibration	SU/M	NI (Less)	SU/M (Similar)	SU/M (Similar)	SU/M (Similar)
Cumulative Impacts	SU/M	LTS (Less)	SU/M (Less)	SU/M (Less)	SU/M (Less)
Cultural Resources					
Historical Resources	SU/M	NI (Less)	SU/M (Less)	SU/M (Less)	SU/M (Less)
Archaeological Resources and Human Remains	LTS/M	NI (Less)	LTS/M (Similar)	LTS/M (Similar)	LTS/M (Similar)
Cumulative Impacts	LTS/M	NI (Less)	LTS/M (Similar)	LTS/M (Similar)	LTS/M (Similar)
Tribal Cultural Resources					
Impacts on Tribal Cultural Resources	LTS/M	NI (Less)	LTS/M (Similar)	LTS/M (Similar)	LTS/M (Similar)
Cumulative Impacts	LTS/M	NI (Less)	LTS/M (Similar)	LTS/M (Similar)	LTS/M (Similar)
Biological Resources					
Special-Status Species and Wildlife Movement and Native Wildlife Nursery Sites	LTS/M	NI (Less)	LTS/M (Similar)	LTS/M (Similar)	LTS/M (Similar)
Conflicts with Local Policies or Ordinances that Protect Biological Resources	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Cumulative Impacts	LTS/M	NI (Less)	LTS/M (Similar)	LTS/M (Similar)	LTS/M (Similar)

Environmental Issue	Project Variant	No-Project Variant Alternative	Variant Preservation Alternative 1	Variant Preservation Alternative 2	Variant Preservation Alternative 3
Geology and Soils					
Strong Seismic Ground Shaking and Seismically Related Ground Failure	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Substantial Soil Erosion	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Unstable Soil or Geologic Units	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Expansive Soils	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Paleontological Resources	LTS/M	NI (Less)	LTS/M (Similar)	LTS/M (Similar)	LTS/M (Similar)
Cumulative Impacts	LTS/M	NI (Less)	LTS/M (Similar)	LTS/M (Similar)	LTS/M (Similar)
Hydrology and Water Quality					
Surface Water Quality	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Groundwater Quality	LTS/M	NI (Less)	LTS/M (Similar)	LTS/M (Similar)	LTS/M (Similar)
Groundwater Supply and Recharge	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Drainage and Flooding	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Conflict or Obstruct a Water Resource Management Plan	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Cumulative Impacts	LTS/M	NI (Less)	LTS/M (Similar)	LTS/M (Similar)	LTS/M (Similar)
Hazards and Hazardous Materials					
Routine Hazardous Materials Use	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Upset and Accident Conditions Involving Hazardous Materials	LTS/M	LTS (Less)	LTS/M (Similar)	LTS/M (Similar)	LTS/M (Similar)
Exposure of Schools to Hazardous Materials	LTS/M	NI (Less)	LTS/M (Similar)	LTS/M (Similar)	LTS/M (Similar)
Cortese List	LTS/M	NI (Less)	LTS/M (Similar)	LTS/M (Similar)	LTS/M (Similar)
Impairment of Emergency Response or Evacuation Plans	LTS	LTS (Similar)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Cumulative Impacts	LTS	NI (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Population and Housing					

Environmental Issue	Project Variant	No-Project Variant Alternative	Variant Preservation Alternative 1	Variant Preservation Alternative 2	Variant Preservation Alternative 3
Unplanned Population Growth	LTS	LTS (More)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Displacement of People or Housing	LTS	LTS (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Cumulative Impacts	LTS	LTS (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Public Services					
Fire Services, Police Services, School Facilities, Parks and Recreational Facilities, and Library Facilities	LTS	LTS (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Cumulative Impacts	LTS	LTS (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Utilities and Service Systems					
Construction or Relocation of Utilities	LTS	LTS (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Water Supply, Wastewater Generation, and Solid Waste Generation	LTS	LTS (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Compliance with Solid Waste Regulations	LTS	LTS (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Cumulative Impacts	LTS	LTS (Less)	LTS (Similar)	LTS (Similar)	LTS (Similar)

Notes:

NI = No Impact

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16.30.040 Residential design standards.

Construction of any new building incorporating residential uses, residential additions of ten thousand (10,000) square feet or more of gross floor area to any existing building, and conversion of more than fifty percent (50%) of the gross floor area of an existing nonresidential building to residential uses shall adhere to the following design standards, subject to architectural control established in Section [16.68.020](#). For residential additions, the applicable design standards apply only to the new construction. Design standards may be modified subject to approval of a use permit or a conditional development permit per Chapter [16.82](#).

- (1) Building Setbacks and Projections Within Setbacks.
 - (A) Building projections, such as balconies and bay windows, at or above the second floor shall not project beyond a maximum of five (5) feet into the setback area.
 - (B) Where a property is contiguous to a single-family zoned property, no projections into the setback are permitted for balconies or decks at or above the second floor.
 - (C) The total area of all horizontal and vertical building projections shall not exceed thirty-five percent (35%) of the building facade area, and no one (1) projection shall exceed fifteen percent (15%) of the facade area on which the projections are located. Where such projections enclose interior living space, eighty-five percent (85%) of the vertical surface of the projection shall be windows or glazed. (See Figure 1.)

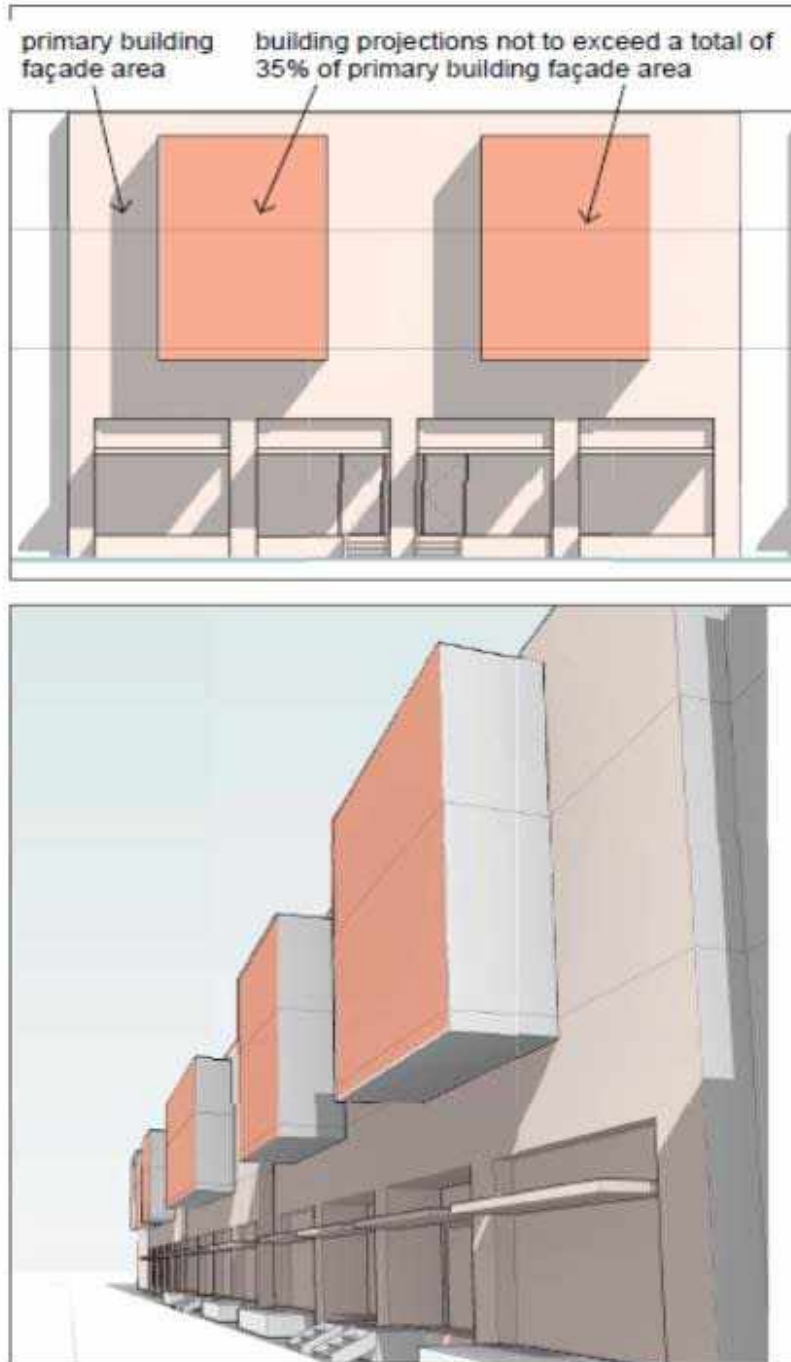


Figure 1

(2) Facade Modulation and Treatment.

(A) Building facades facing public rights-of-way or public open spaces shall not exceed fifty (50) feet in length without a minor building facade modulation. At a minimum of every thirty-five (35) feet of facade length, the minor vertical facade modulation shall be a minimum two (2) feet deep by five (5) feet wide recess or a minimum two (2) foot setback of the building plane from the primary building facade.

(B) Building facades facing public rights-of-way or public open spaces shall not exceed one hundred (100) feet in length without a major building facade modulation. At a minimum of every seventy-five (75) feet of facade length, a major vertical facade modulation shall be a minimum of six (6) feet deep by twenty (20) feet wide recess or a minimum six (6) foot setback of building plane from primary building facade for the full height of the building.

(C) In addition, the major building facade modulation shall be accompanied with a four (4) foot minimum height modulation and a major change in fenestration pattern, material and/or color.

(3) Building Profile.

(A) Starting at a height of twenty-five (25) feet, a forty-five (45) degree building profile shall be set at the minimum setback line contiguous with a public right-of-way or single-family zoned property.

(B) Horizontal building and architectural projections, like balconies, bay windows, and dormer windows, that extend beyond the forty-five (45) degree building profile shall comply with the standards for building setbacks and projection in subsection (1) of this section. (See Figure 2.)

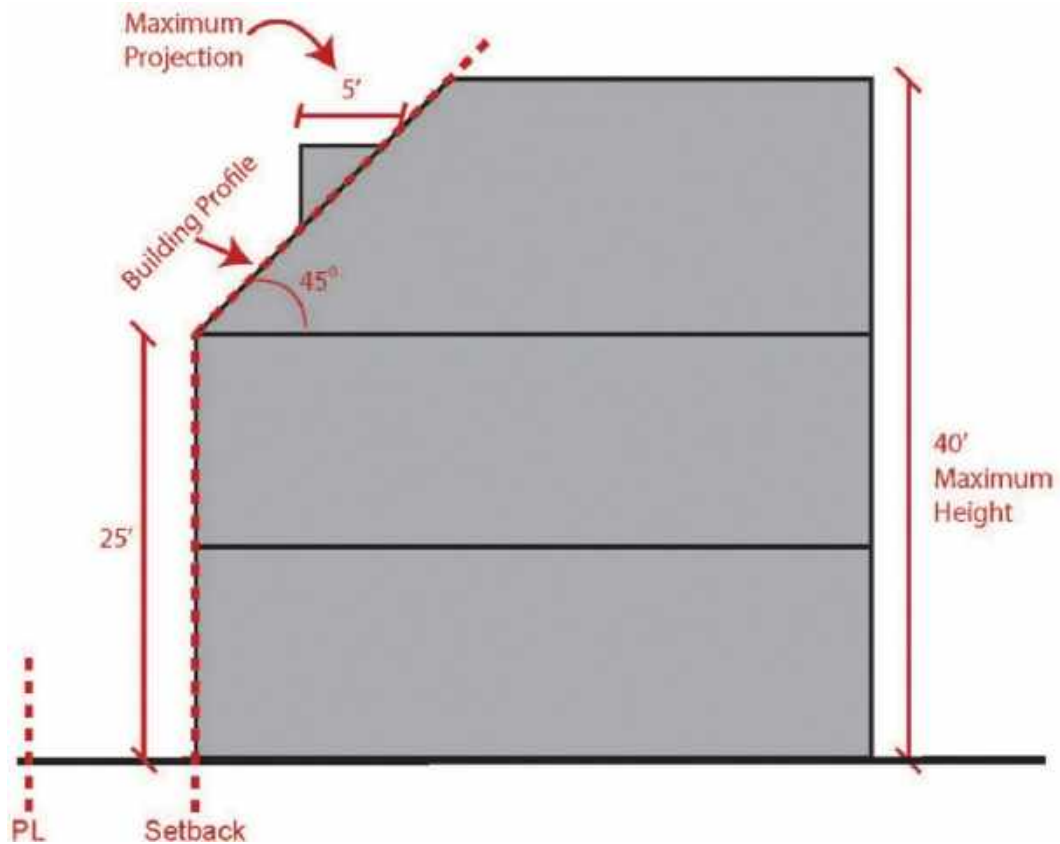


Figure 2

(C) Vertical building projections like parapets and balcony railings shall not extend more than four (4) feet beyond the forty-five (45) degree building profile.

(D) Rooftop elements that may need to extend beyond the forty-five (45) degree building profile due to their function, such as stair and elevator towers, shall utilize materials and colors consistent with the design of the remainder of the building.

(4) Height.

(A) Vertical building projections such as parapets and balcony railings may extend up to four (4) feet beyond the maximum building height.

(B) Rooftop elements that may need to exceed the maximum building height due to their function, such as stair and elevator towers, shall not exceed fourteen (14) feet beyond the maximum building height.

(C) Towers, cupolas, spires, chimneys, and other architectural features not exceeding ten percent (10%) of the roof area may exceed the maximum building height limit by a maximum of ten (10) feet.

(5) Exterior Materials.

(A) All exterior stucco shall be completed in textures that are smooth, sanded, or fine-scraped. Heavy-figuring or rough cast stucco are not permitted.

(B) Stucco on the exterior facade shall be limited to no more than fifty percent (50%) of the entire area of an elevation, inclusive of all windows and doors.

(C) All exterior windows located in solid walls shall be inset by a minimum of two (2) inches from the face of the exterior finishes.

(D) When simulated divided light windows are included in a development, the windows shall include mullions on the exterior of the glazing and contain internal dividers (spacer bars) between the window panes.

(6) Building Design.

(A) When a building is adjacent to a public street or other public space, the building shall provide entries, access points or features oriented to the street that are visible from the public right-of-way or public space and provide visual cues to denote access into the building. For larger residential buildings with shared entries, the main entry shall be through prominent entry lobbies or central courtyards facing the street.

(B) Utilities, including meters, backflow prevention devices, etc., shall be concealed or integrated into the building design to the extent feasible, as determined by the public works director.

(C) Projects shall include dedicated, screened, and accessible space for recycling, compost, and solid waste storage and collection.

- (D) Trash and storage shall be enclosed and screened from public view.
- (E) Materials and colors of utility, trash, and storage enclosures shall match with the primary building.
- (F) Roof-mounted equipment shall meet the requirements of Section [16.08.095](#).

(7) Open Space.

(A) Residential developments shall have a minimum of one hundred (100) square feet of open space per unit created as common open space or a minimum of eighty (80) square feet of open space per unit created as private open space, where private open space shall have a minimum dimension of six (6) feet by six (6) feet. In case of a mix of private and common open space, such common open space shall be provided at a ratio equal to one and one-quarter (1.25) square feet for each one (1) square foot of private open space that is not provided.

(B) Depending on the number of dwelling units, additional common open space shall be provided to meet the following criteria:

(i) Ten (10) to fifty (50) units: minimum of one (1) space, twenty (20) feet minimum dimension (four hundred (400) square feet total, minimum).

(ii) Fifty-one (51) to one hundred (100) units: minimum of one (1) space, thirty (30) feet minimum dimension (nine hundred (900) square feet total, minimum).

(iii) One hundred one (101) or more units: minimum of one (1) space, forty (40) feet minimum dimension (one thousand six hundred (1,600) square feet total, minimum).

(8) Access and Parking.

(A) Shared entrances to parking for nonresidential and residential uses shall be used where possible.

(B) Service access and loading docks shall be located on local or interior access streets and to the rear of buildings.

(C) Aboveground garages shall be screened (with perforated walls, vertical elements, landscaping or materials that provide visual interest at the pedestrian scale) or located behind buildings that are along public streets.

(D) Surface parking lots shall be buffered from adjacent buildings by a minimum six (6) feet of paved pathway and/or landscaped area.

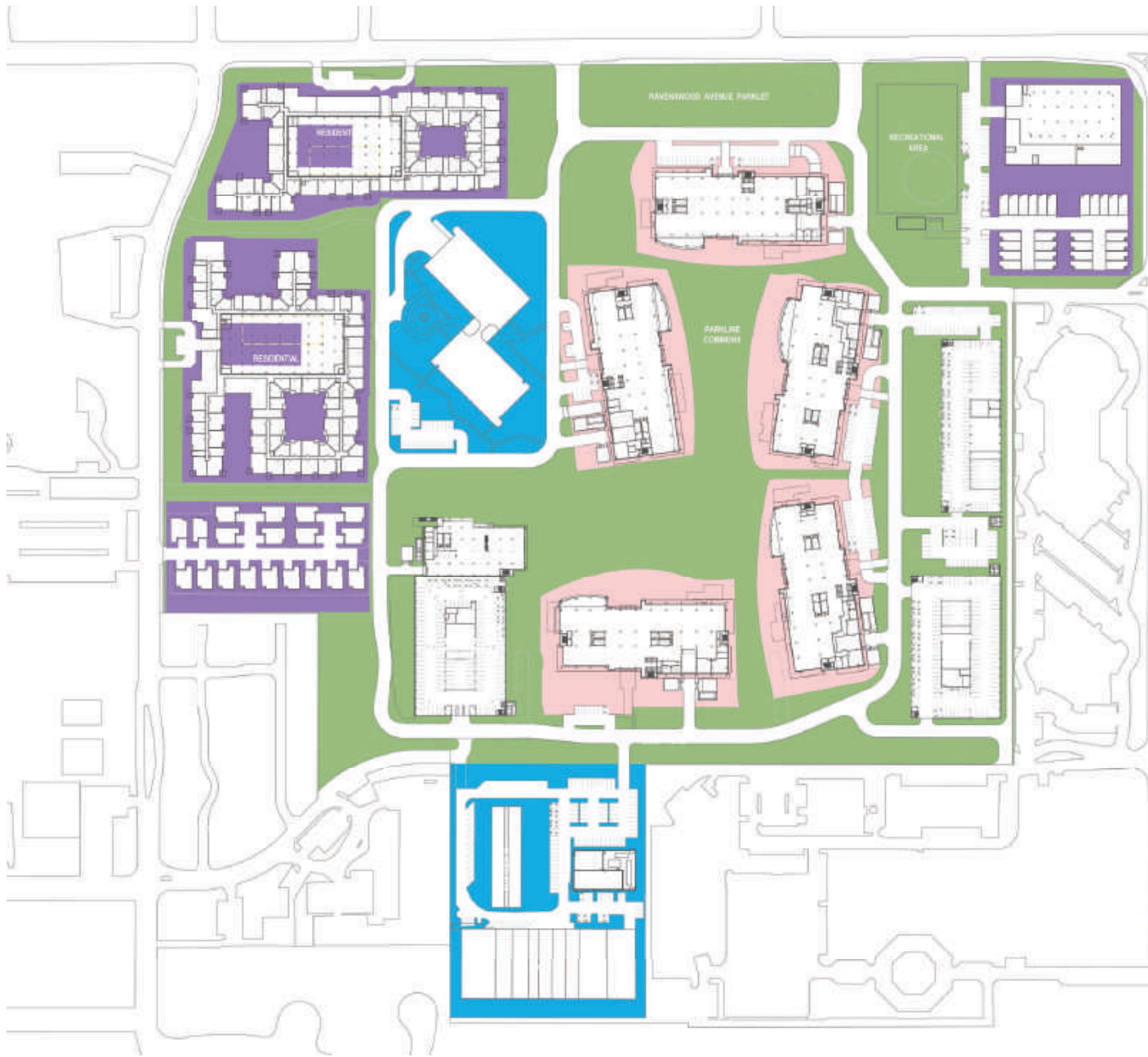
(E) Surface parking lots shall be screened with landscaping features such as trees, planters, and vegetation.

(F) Surface parking lots shall be planted with at least one (1) tree with a minimum size of a twenty-four (24) inch box for every eight (8) parking spaces. Required plantings may be grouped where carports with solar panels are provided.

(9) Lighting.

(A) Exterior lighting fixtures shall use fixtures with low cutoff angles, appropriately positioned, to minimize glare into dwelling units and light pollution into the night sky.

(B) Lighting in parking garages shall be screened and controlled so as not to disturb surrounding properties, but shall ensure adequate public security. (Ord. 1105 § 2 (Exh. A § 1), 2023).



OPEN SPACE LEGEND

- PRIVATE RESIDENTIAL OPEN SPACE (228876 SF / 5.1 ACRES)
- PRIVATE OFFICE OPEN SPACE (218,259 SF / 5 ACRES)
- PUBLICLY ACCESSIBLE OPEN SPACE (861,893 SF / 19.8 ACRES)
- EXISTING SRI OPEN SPACE

TOTAL PROPOSED NEW OPEN SPACE = 29.9 ACRES



16.45.120 Design standards.

(4) Open Space. All development in the residential mixed use district shall provide a minimum amount of open space equal to twenty-five percent (25%) of the total lot area, with a minimum amount of publicly accessible open space equal to twenty-five percent (25%) of the total required open space area.

(A) Publicly accessible open space consists of areas unobstructed by fully enclosed structures with a mixture of landscaping and hardscape that provides seating and places to rest, places for gathering, passive and/or active recreation, pedestrian circulation, or other similar use as determined by the planning commission. Publicly accessible open space types include, but are not limited to, paseos, plazas, forecourts and entryways, and outdoor dining areas. Publicly accessible open space must:

- A. (i) Contain site furnishings, art, or landscaping;
- B. (ii) Be on the ground floor or podium level;
- C. (iii) Be at least partially visible from a public right-of-way such as a street or paseo;
- D. (iv) Have a direct, accessible pedestrian connection to a public right-of-way or easement.

(B) Quasi-public and private open spaces, which may or may not be accessible to the public, include patios, balconies, roof terraces, and courtyards.

(C) Residential developments shall have a minimum of common open space and private open space. These requirements are counted towards the minimum amount of open space equal to twenty-five percent (25%) of the total lot area.

E. (i) One hundred (100) square feet of open space per unit shall be created as common open space or a minimum of eighty (80) square feet of open space per unit created as private open space, where private open space shall have a minimum dimension of six (6) feet by six (6) feet;

F. (ii) In the case of a mix of private and common open space, such common open space shall be provided at a ratio equal to one and one-quarter (1.25) square feet for each one (1) square foot of private open space that is not provided.

G. (iii) Depending on the number of dwelling units, common open space shall be provided to meet the following criteria:

a. Ten (10) to fifty (50) units: minimum of one (1) space, twenty (20) feet minimum dimension (four hundred (400) square feet total, minimum);

b. Fifty-one (51) to one hundred (100) units: minimum of one (1) space, thirty (30) feet minimum dimension (nine hundred (900) square feet total, minimum);

c. One hundred one (101) or more units: minimum of one (1) space, forty (40) feet minimum dimension (one thousand six hundred (1,600) square feet total, minimum).

(D) All open spaces shall:

H. (i) Interface with adjacent buildings via direct connections through doors, windows, and entryways;

I. (ii) Be integrated as part of building modulation and articulation to enhance building facade and should be sited and designed to be appropriate for the size of the development and accommodate different activities, groups and both active and passive uses;

J. (iii) Incorporate landscaping design that includes:

a. Sustainable stormwater features;

b. A minimum landscaping bed no less than three (3) feet in length or width and five (5) feet in depth for infiltration planting;

c. Native species able to grow to their maximum size without shearing.

(E) All exterior landscaping counts towards open space requirements.

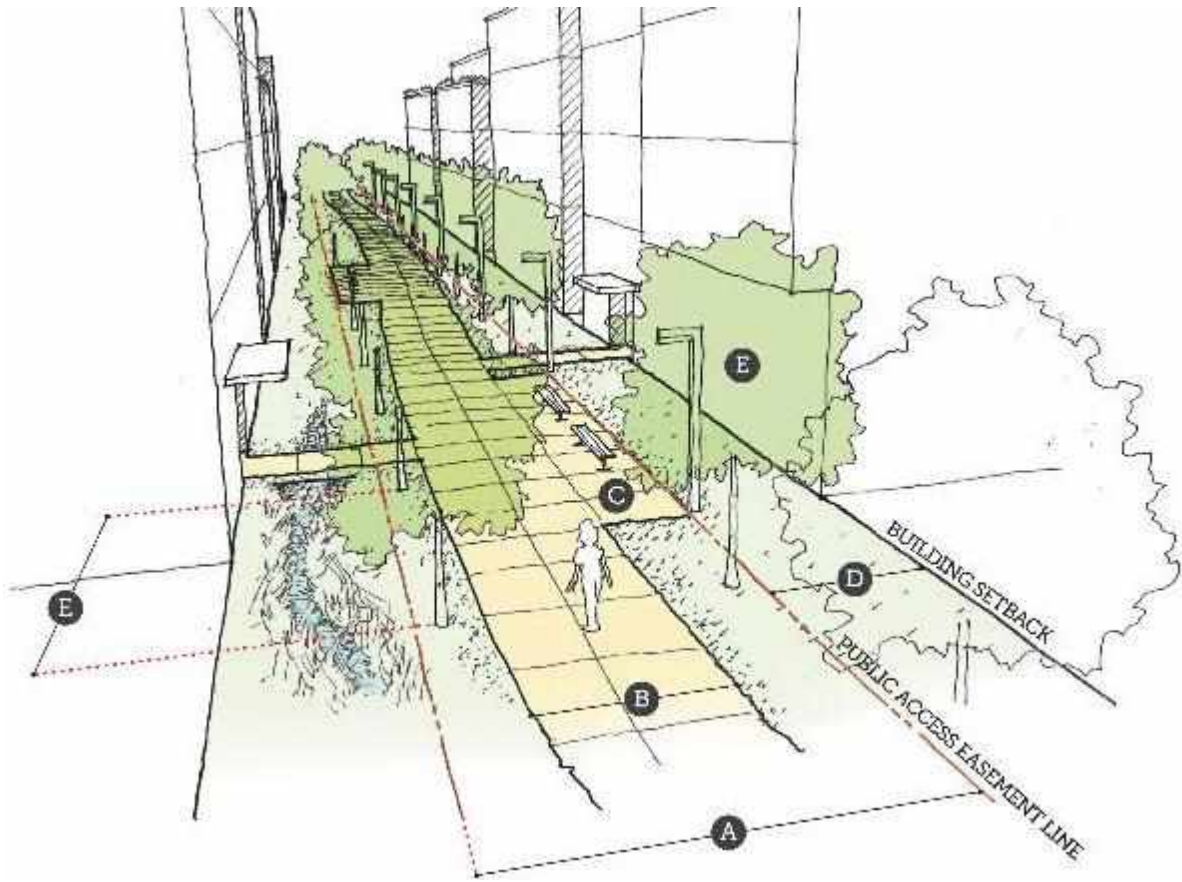
(5) Paseos. A "paseo" is defined as a pedestrian and bicycle path, as shown on the adopted city of Menlo Park zoning map, that provides a member of the public access through one (1) or more parcels and to public streets and/or other paseos. Paseos must meet the following standards:

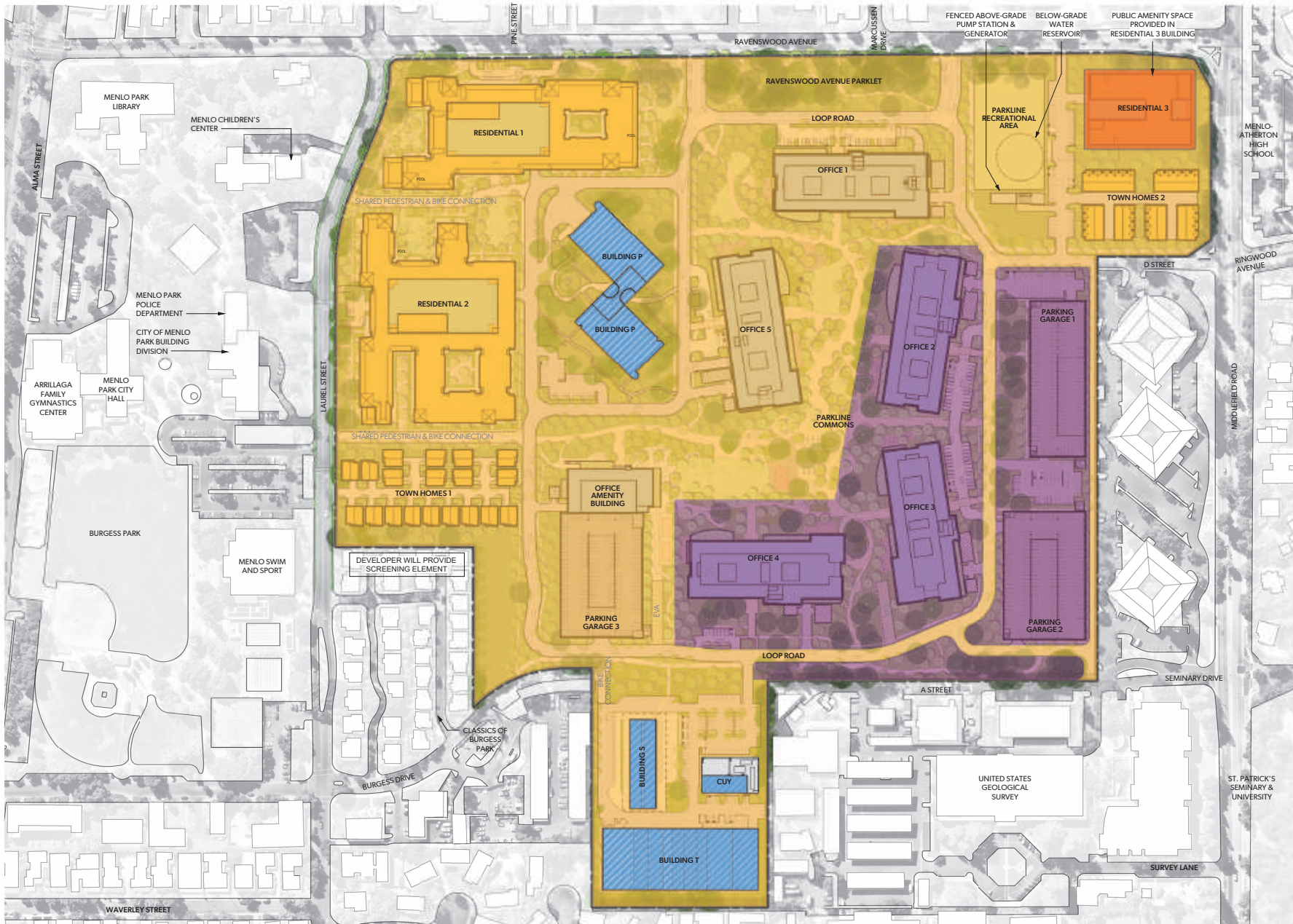
(A) Paseos must be publicly accessible, established through a public access easement, but they remain private property;

(B) Paseos count as publicly accessible open space.

Standard	Definition	Base and Bonus Levels	Notes/Additional Requirements
Paseo Width Figure 5, label A	The minimum dimension in overall width of the paseo, including landscaping and hardscape components.	20 feet	
Pathway Width Figure 5, label B	The minimum and maximum width of the hardscape portion of the paseo.	10 feet minimum; 14 feet maximum	The paseo pathway shall be connected to building entrances with hardscaped pathways. Pathways may be used for emergency vehicle access use and allowed a maximum paved width exemption to accommodate standards of the Menlo Park Fire Protection District with prior approval by transportation manager.

Standard	Definition	Base and Bonus Levels	Notes/Additional Requirements
Furnishing Zones Figure 5, label C	Requirements for pockets of hardscape areas dedicated to seating, adjacent to the main pedestrian pathway area.	Minimum dimension of 5 feet wide by 20 feet long, provided at a minimum interval of 100 feet	Furnishing zones must include benches or other type of seating and pedestrian-scaled lighting.
Paseo Frontage Setback Figure 5, label D	The minimum setback for adjacent buildings from the edge of the paseo property line.	5 feet	A minimum of 50% of the setback area between the building and paseo shall be landscaped (50% of which should provide on-site infiltration of stormwater runoff). Plants should be climate-adapted species, up to 3 feet in height.
Trees Figure 5, label E	The size and spacing of trees that are required along the paseo.	Small canopy trees with a maximum mature height of 40 feet and canopy diameter of 25 feet, planted at maximum intervals of 40 feet	Trees must be planted within the paseo width, with the tree canopy allowed to overhang into the setback.
Landscaping	The minimum percentage of the paseo that is dedicated to vegetation.	20%	On-site infiltration of stormwater runoff is required.
Lighting	Pedestrian-oriented street lamps.	One light fixture every 40 feet	Use energy-efficient lighting per Title 24. Lights shall be located a minimum of 20 feet from trees.





	BUILDING NAME
EXISTING TO REMAIN	BUILDING P
	BUILDING S
	BUILDING T
	COMMON UTILITY YARD (CUY)
PHASE 1	RESIDENTIAL 1
	RESIDENTIAL 2
	TOWN HOMES 1
	TOWN HOMES 2
	OFFICE 1
	OFFICE 5
PHASE 2	OFFICE AMENITY BUILDING
	PARKING GARAGE 3
	OFFICE 2
	OFFICE 3
	OFFICE 4
	PARKING GARAGE 1
PHASE 3	PARKING GARAGE 2
	RESIDENTIAL 3* (AFFORDABLE HOUSING SITE)

NOTE:
 1. CONCEPTUAL PHASING PLAN IS SUBJECT TO CHANGE.
 2. EXISTING SURFACE PARKING AREAS TO BE USED DURING PHASE 1.

* R3 TO BE DEVELOPED BY A 3RD PARTY AFFORDABLE HOUSING DEVELOPMENT. BECAUSE CONSTRUCTION WILL BE CONTROLLED BY A 3RD PARTY, R3 IS CONSERVATIVELY SHOWN HERE AS PHASE 3. CONSTRUCTION TIMING MAY VARY.

Scale: 1" = 100' -0"

Selected Net Fiscal Impact Findings for the Project at Buildout

All figures in 2024 dollars

	City of Menlo Park	Menlo Park Fire Protection District	Sequoia Union High School District	Menlo Park City Elementary District
Proposed Project				
Office Scenario				
Annual Impacts				
New Revenues	\$3,229,866	\$3,486,988	\$3,864,324	\$4,118,882
New Expenditures	\$2,950,559	\$1,727,735	\$998,695	\$448,840
Net Fiscal Impact	\$279,307	\$1,759,254	\$2,865,629	\$3,670,043
R&D Scenario				
Annual Impacts				
New Revenues	\$3,184,021	\$3,481,219	\$3,864,324	\$4,118,882
New Expenditures	\$2,507,218	\$1,468,131	\$998,695	\$448,840
Net Fiscal Impact	\$676,802	\$2,013,087	\$2,865,629	\$3,670,043
Increased Residential Density Variant				
Office Scenario				
Annual Impacts				
New Revenues	\$3,665,703	\$3,913,764	\$4,340,592	\$4,624,606
New Expenditures	\$3,638,272	\$2,130,433	\$1,462,374	\$748,066
Net Fiscal Impact	\$27,431	\$1,783,330	\$2,878,218	\$3,876,540
R&D Scenario				
Annual Impacts				
New Revenues	\$3,619,858	\$3,907,994	\$4,340,592	\$4,624,606
New Expenditures	\$3,194,932	\$1,870,830	\$1,462,374	\$748,066
Net Fiscal Impact	\$424,926	\$2,037,164	\$2,878,218	\$3,876,540

See report for explanation of Project, methodology, and limiting conditions.

Source: BAE, 2024.

From: [Cliff Fitzgerald](#)
To: [Sandmeier, Corinna D](#)
Subject: Fw: Parkline Off-site Plan / Traffic Mitigation
Date: Monday, July 1, 2024 4:06:49 PM
Attachments: [CMP_Email_Logo_100dpi_05d92d5b-e8e3-498f-93a6-d0da509bd60211111111.png](#)

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Hello Corinna,

Per the Parkline Draft EIR I am submitting this Comment. I include and reiterate my earlier comments provided in the emails below dated January 27 and December 29, 2023.

I am very concerned that the EIR still does not address the high likelihood of significant negative impact on local streets. On page 30 of the EIR I find this statement:

"Impacts related to the following areas would be *less than significant*, ***and no mitigation measures would be required*** for both the Proposed Project and the Project Variant:

- Land Use and Planning
- ***Transportation ...*** (emphasis added)

It is not clear to me how "significant impact" is determined in the case of my primary concern: increase in cut-through traffic on small local streets such as Marcussen Drive. It is a surety to my thinking that without mitigation the roughly 9500 forecasted additional daily trips arising from Parkline would lead to significant exacerbation of what is already an unacceptable rate of cut-through drivers on Marcussen Drive.

I do note in the EIR that our regulations require solving for this. Under Policy CIRC-2.14 (EIR page 184) a requirement is stated as follows: "...New development should minimize cut-through ... on residential streets..."

If there is anything I can do to help address this issue please let me know. Also, how will I know if this issue is being taken up -- or not -- as the Parkline plan moves forward?

Thank you,

Cliff Fitzgerald
 1128 Marcussen Drive
 Menlo Park

----- Forwarded Message -----

From: Cliff Fitzgerald <cliff_fitzgerald@ymail.com>
To: Sandmeier, Corinna D <cdsandmeier@menlopark.gov>
Sent: Friday, December 29, 2023 at 12:26:33 PM PST
Subject: Re: Parkline Off-site Plan / Traffic Mitigation

Hello Corinna,

This is follow-up to our correspondence eleven months ago regarding traffic mitigation for the Parkline project. I have just reviewed the online planning documents again and do not see this important topic addressed anywhere. Is the EIR for Parkline still pending? Is there a public comment period for the

Parkline EIR?

An expansion of my comments:

- I live on Marcussen Drive which is across from the current SRI (and future Parkline) main entrance off Ravenswood. Marcussen Drive is a residential sub-development with a narrow street, no sidewalks and a number of families with small children. Even without the added traffic brought on by Parkline we on Marcussen Drive already suffer from drivers using Marcussen Drive as a short cut, often driving over 15 miles an hour, which for this type of residential area would be a reasonable and safe speed. Short cutting on Marcussen Drive rewards a driver by facing one less traffic light for the following transits:
 - Eastbound Ravenswood turning northbound Middlefield
 - Westbound Ravenswood turning northbound Laurel
 - Eastbound Oak Grove turning southbound Middlefield
 - Southbound Middlefield / Eastbound Oak Grove working toward southbound El Camino
 - Northbound Middlefield working toward northbound El Camino
- Also, because of the difficult traffic patterns into and out of MA High School, we daily have parents parking on both sides of the south end of Marcussen near Ravenswood when school gets out. Parents use Marcussen as a holding area while their students walk over to meet them. Because of its narrowness, Marcussen Drive becomes single lane when cars are parked on both sides.
- If no countermeasure is put in plan, the added traffic brought on by Parkline will result in more short cutting, congestion and disruption to the quiet and pleasant residential life on Marcussen Drive. I have observed that while some short cutters drive in a way that is considerate of residents, there is a class of short cutters who 'go fast' -- maybe to convince themselves that they have done a smart thing by saving time this way.
- Overall, I like the Parkline design. It seems to me the designers have created a project that balances the ongoing need for renewal and incremental increase in density while creating attractive amenities and minimizing negative impacts to adjacent property interests. The SRI site location near public transportation makes this a well conceived project, in my opinion. By contrast, I cannot overstate how absolutely **AWFUL** the redevelopment project is that is proposed for the old Sunset Headquarters. The Sunset property is far enough away from my house that my perspective on this cannot be ascribed to NIMBYism -- for the sake of the city I strongly object to this project and any project like it. **MENLO PARK SHOULD EXERT EVERY EFFORT TO ENSURE THE SUNSET PROJECT DOES NOT PROCEED.** If Parkline or other projects can be refined to help to meet state mandates and avert a builders recourse project like the Sunset project, it should be seriously considered.

Thank you for your consideration,

Regards,

Cliff Fitzgerald
1128 Marcussen Drive
Menlo Park, CA
34 year Menlo Park resident
650.380.3179

On Monday, February 6, 2023 at 09:57:02 AM PST, Sandmeier, Corinna D
<cdsandmeier@menlopark.gov> wrote:

Hi Cliff,

I apologize for the late response. Transportation impacts will be studied as part of the Environmental Impact Report (EIR). I'll check-in with the Transportation Division and get you more specific answers.

As you probably know, the study session that was started on 12/12/22 is continued tonight, so if you would like to send a comment letter before 5 pm, we can attach it to this agenda, but comment letters can be submitted at any time.

Please let me know if you have any other questions.

Thanks!
Corinna



Corinna D. Sandmeier

Principal Planner
City Hall - 1st Floor
701 Laurel St.
tel 650-330-6726
menlopark.gov

*Note our emails have changed to @menlopark.gov

From: Cliff Fitzgerald [mailto:cliff_fitzgerald@ymail.com]
Sent: Friday, January 27, 2023 11:43 AM
To: Sandmeier, Corinna D <cdsandmeier@menlopark.gov>
Subject: Parkline Off-site Plan / Traffic Mitigation

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Hello Corinna,

I am a MP resident living on Marcussen Drive, which is situated across from the main SRI entrance on Ravenswood. Marcussen Drive is a narrow residential street that unfortunately is used by "short cutters" from both directions to avoid traffic signals on Middlefield. Short cutters too often drive too fast, so there

is already a concern on our street about unnecessary traffic, even before the advent of the Parkline Project.

I do not see in the Parkline Master Plan (link below) any mention of traffic impact mitigation regarding surrounding residential zones. Can you please let me know when and how public comment will be solicited for this aspect? Is the city planning to measure traffic baselines before the Parkline Project gets underway? Is there someone I can talk to who would be interested in and responsible for these concerns?

Thank you,

Cliff Fitzgerald

1128 Marcussen Drive

Menlo Park

650.380.3179

TO: Corinna Sandmeyer, City of Menlo Park
cdsandmeier@menlopark.gov

7/6/24
cc: Mark Murray

SUB: Parkline Draft EIR Comments

My name is Clem Molony, a 40-year homeowner in Menlo Park and a retired environmental manager from Silicon Valley. I have reviewed the Draft EIR and have these comments:

I strongly support the Parkline project because it provides so many benefits for our city, and it modernizes the SRI campus (a local business here supporting economic prosperity for Silicon Valley), and especially because it is a transit-oriented housing development.

Project positives include:

800 new homes (approximately 20% are affordable housing).
Replaces 35 outdated office buildings with just half a dozen new ones.
26 acres of open-space: for public recreation, bike and pedestrian paths, kids' playground.
The campus will be all electric.

It is good planning that the Project Variant includes an emergency water reservoir, and that the EIR includes an evaluation of all utilities and of Caltrain potential track changes. The Project Variant is especially positive on the reorganization of housing opportunities in two positive ways: 1) the increase of housing by 250 units, which will help Menlo Park reach its housing goals, and 2) comments from adjacent homeowners have been included in the new design.

The environmental analysis process: I learned in my career that the EIR methodology is outstanding and can be trusted. There will be significant impacts which need to be studied, but the EIR process includes the evaluation of dozens of relevant potential impacts. Also, mitigation measures will reduce most of the impacts to less than significant level. One concern I do have is that car trips in the afternoon-commute-hour needs to be evaluated and mitigated.

Fiscal Impacts: I'm pleased that there is a fiscal impact analysis as part of this process, which will evaluate both the Proposed Project and the Project Variant. The evaluation of net increase in revenue and expenditures does show net fiscal impact on the City of Menlo Park, the Menlo Park Fire Protection District, school districts, and special districts. The bottom line is that there will be a positive net fiscal impact in all areas. And, the project will be required to pay various impact fees to the city and to the two school districts.

Water Supply: It is essential nowadays that there be a water supply assessment to evaluate net new demand for water. I know that the San Francisco Public Utilities Commission is implementing an alternative water supply planning program, to plan for and address future long-term water supply reliability. I'm also pleased that the emergency water storage reservoir is part of the Parkline project.

I highly recommend support for the Parkline development.



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

July 15, 2024

Corinna Sandmeier
Principal Planner
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

cdsandmeier@menlopark.gov

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PARKLINE PROJECT
DATED JUNE 20, 2024, STATE CLEARINGHOUSE NUMBER [2022120058](#)

Dear Corinna Sandmeier,

The Department of Toxic Substances Control (DTSC) received a Draft Environmental Impact Report (DEIR) for the Parkline Project (Project). The Project would redevelop Stanford Research Institute (SRI) International's existing 63.2-acre research campus adjacent to city hall and near Menlo Park's downtown and Caltrain station. The Project would include a new office/research and development (R&D) campus with no increase in office/R&D square footage; up to 550 new dwelling units comprised of 450 units and a proposed land dedication to an affordable housing developer that could accommodate up to 100 affordable units; new bicycle and pedestrian connections; approximately 26.4 acres of the Project site to be available as open space; removal of approximately 708 existing trees, including 198 heritage trees, and planting of approximately 873 new trees; and decommissioning of a 6 megawatt natural gas cogeneration energy plant. In total, the Project would result in approximately 1,768,802 square feet (sf) of mixed-use

development, with approximately 1.38 million total sf of office/R&D uses and approximately 675,200 sf of residential uses. The Project would demolish 35 of 38 existing SRI buildings, excluding Buildings P, S, and T. The DEIR also includes a description and evaluation of a variant of the Proposed Project, called the “Increased Development Variant” (Project Variant). The Project Variant is a variation of the Proposed Project at the same Project Site (although the Project Site would be slightly expanded to include 201 Ravenswood Avenue). The Project Variant would include up to 250 additional residential units (800 units total) and a 2- to 3-million-gallon emergency water reservoir that would be buried below grade in the northeast area of the Project site, in addition to a small pump station, an emergency well, and related improvements that would be built at grade (i.e., emergency generator, disinfection system, surge tank). After reviewing the Project, DTSC recommends and requests consideration of the following comments:

1. If buildings or other structures are to be demolished on any Project sites included in the proposed Project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).
2. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in the [PEA Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should

Corinna Sandmeier

July 15, 2024

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include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

3. Based on the findings of the different environmental investigations at the site, it is recommended that a soil and groundwater management plan is developed for managing and identifying potentially contaminated soil and groundwater. Furthermore, while the detections of per- and polyfluoroalkyl substances in groundwater do not exceed the Federal Maximum Contaminant Levels, their presence in groundwater indicates a past release that should be investigated.

DTSC appreciates the opportunity to comment on the DEIR for the Parkline Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,

Tamara Purvis

Tamara Purvis

Associate Environmental Planner

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

Tamara.Purvis@dtsc.ca.gov

Corinna Sandmeier

July 15, 2024

Page 4

cc: (via email)

Governor's Office of Planning and

Research State Clearinghouse

State.Clearinghouse@opr.ca.gov

Dave Kereazis

Associate Environmental Planner

HWMP-Permitting Division – CEQA Unit

Department of Toxic Substances Control

Dave.Kereazis@dtsc.ca.gov

Scott Wiley

Associate Governmental Program Analyst

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

Scott.Wiley@dtsc.ca.gov

Marikka Hughes, PG

Branch Chief, Berkley

Site Mitigation and Restoration Program

Department of Toxic Substances Control

Marikka.Hughes@dtsc.ca.gov