



**NOTICE OF AVAILABILITY OF THE
FINAL ENVIRONMENTAL IMPACT REPORT
AND
NOTICE OF PUBLIC HEARING
CITY OF MENLO PARK PLANNING COMMISSION
MEETING ON MONDAY, DECEMBER 12, 2016**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Menlo Park, California is scheduled to review the following items:

Architectural Control, Development Agreement, Tentative Map, Use Permit, Heritage Tree Removal Permits, Below Market Rate (BMR) Housing Agreement, Final EIR/Greenheart Land Company/1300 El Camino Real (Station 1300):

1. Architectural Control Review for compliance with Specific Plan standards and guidelines, including determination of a Public Benefit Bonus to exceed the Base level FAR (Floor Area Ratio) standards, for a mixed-use development consisting of office, residential, and community-serving uses on a 6.4-acre site, with a total of approximately 220,000 square feet of non-residential uses and 183 dwelling units;
2. Development Agreement for the project sponsor to secure vested rights, and for the City to secure public benefits, including a \$2.1 million cash contribution, additional affordable housing units, and a sales tax guarantee;
3. Tentative Map to merge existing parcels and create one private parcel (with a four-unit commercial condominium) and two public right-of-way parcels; dedicate a new public street extension of Garwood Way; abandon Derry Lane and a portion of the existing Garwood Way right-of-way; and abandon/dedicate public access and public utility easements;
4. Use Permit for outdoor seating associated with full/limited service restaurants;
5. Heritage Tree Removal Permits to remove 59 heritage trees;
6. Below Market Rate (BMR) Housing Agreement for compliance with the City's Below Market Rate Housing Program; and
7. Final Environmental Impact Report (EIR) to analyze the potential environmental impacts of the proposed project.

The EIR prepared for the project identifies environmental effects at a less than significant level without mitigation in the following categories: Noise (Operational). The EIR identifies potentially significant environmental effects that can be mitigated to a less than significant level in the following categories: Air Quality (Construction) and Hazardous Materials. The EIR identifies potentially significant environmental effects that are significant and unavoidable in the following category: Transportation and Traffic. The following categories were previously identified as requiring no further analysis in an earlier Infill Environmental Checklist, due to being analyzed in a prior EIR and/or being substantially mitigated by uniformly applicable development policies: Agricultural and Forestry Resources, Air Quality (Operational), Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Land Use and Planning, Mineral Resources, Noise (Construction), Population and Housing, Public Services, and Utilities and Service Systems. The Infill Environmental Checklist is included as an Appendix of the EIR. The project area contains a hazardous waste site included in a list prepared under Section 65962.5 of the Government Code. The Hazardous Materials section of the EIR discusses this topic in more detail.

Copies of the Final EIR will be on file for review at the City Main Library (800 Alma Street) and Community Development Department (701 Laurel Street) in Menlo Park, CA 94025, as well as on the website at <http://menlopark.org/732/1300-El-Camino-Real>, on **Thursday, December 1, 2016**. Written comments should be submitted to Thomas Rogers via email at throgers@menlopark.org or at the Community Development Department (701 Laurel Street, Menlo Park) no later than **5:30 p.m. on Monday, December 12, 2016**.

NOTICE IS HEREBY FURTHER GIVEN that the Planning Commission will hold a public hearing on the above described items in the Council Chambers of the City of Menlo Park, located at 701 Laurel Street, Menlo Park, California, on **Monday, December 12, 2016, at 7:00 p.m.** or as near as possible thereafter, at which time and place interested persons may appear and be heard thereon. If you challenge this item 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 prior to, the public hearing.

The Planning Commission is scheduled to make a recommendation to the City Council, which is tentatively scheduled to review the project in January or February, 2017. The City Council will be the final decision-making body on the proposed project. Separate notice will be given for the confirmed City Council public hearing.

Documents related to these items may be inspected by the public on weekdays between the hours of 7:30 a.m. and 5:30 p.m. Monday through Thursday and 8:00 a.m. to 5:00 p.m. on Friday, with alternate Fridays closed, at the Community Development Department, 701 Laurel Street, Menlo Park.

Please contact Thomas Rogers, Principal Planner, if there are any questions or comments on this item. He can be reached at 650-330-6722 or by email at throgers@menlopark.org. Up-to-date information on the project can be found on the project webpage: <http://menlopark.org/732/1300-El-Camino-Real>

Si usted necesita más información sobre este proyecto, por favor llame al 650-330-6702, y pregunte por un asistente que hable español.

DATED:	November 22, 2016	Thomas Rogers, Principal Planner
PUBLISHED:	November 30, 2016	Planning Commission

If there are any questions, please call the Planning Division at (650) 330-6702.

Visit our Web site for Planning Commission public hearing, agenda, and staff report information: www.menlopark.org