

NOTICE OF AVAILABILITY – ENVIRONMENTAL IMPACT REPORT

1005 O'Brien Drive and 1320 Willow Road Life Sciences Project
 SCH No. 2023060072
 City of Menlo Park



April 1, 2026

<p>To: State Clearinghouse State responsible agencies State trustee agencies Other public agencies Interested organizations</p>	<p>From: Christopher Turner Senior Planner City of Menlo Park 701 Laurel St. Menlo Park, CA 94025</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------

Project information
Subject: Notice of Availability of a Draft Environmental Impact Report
Lead agency: City of Menlo Park, Planning Division
Project title: 1005 O'Brien Drive and 1320 Willow Road Life Sciences Project
Project area: Bayfront Area, City of Menlo Park
Purpose of notice and public review period
<p>Notice is hereby given that the City of Menlo Park (City), as the lead agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (EIR) for the 1005 O'Brien Drive and 1320 Willow Road Research and Development Project (Proposed Project or Project). In accordance with §15087 of the CEQA Guidelines, the City has prepared this Notice of Availability to invite agencies, organizations, and interested parties to provide comments on the Draft EIR.</p> <p>The minimum 45-day comment period required by CEQA Guidelines §15105(a) for the Draft EIR has been set from Wednesday April 1, 2026, through Monday May 18, 2026. Written or emailed comments on the Draft EIR are due no later than the close of the Draft EIR review period at 5 p.m., Monday, May 18, 2026. However, we would appreciate your response at the earliest possible date. Verbal comments may also be provided at a public hearing during the April 27, 2026, Planning Commission meeting.</p> <p>The Draft EIR is available online at menlopark.gov/1005-OBrien. Printed copies of the Draft EIR are available for review at the Main Library, 800 Alma Street, the Belle Haven Community Campus library, 100 Terminal Avenue and Menlo Park City Hall, 701 Laurel Street, Menlo Park, CA 94025.</p>
Project Location and Existing Setting
<p>As shown in Figure 1, the Project site is bound on the north by right-of-way for the Hetch-Hetchy water line and the Mid-Peninsula High School, Willow Road to the west, O'Brien Drive to the south and two adjoining properties on the east (1035 O'Brien Drive and 10 Kelly Court). Further, the site is located north of United States Route (U.S. Route) 101, south of Bayfront Expressway (State Route [SR] 84), and west of University Avenue (SR 109).</p> <p>In the immediate vicinity are a mix of offices, commercial business parks, public facilities and schools, as well as several commercial buildings under development. Under the City's General Plan and M-2 Area Zoning Update (ConnectMenlo) adopted in 2016, the site has been designated as Life Sciences (LS) and zoned Life Sciences/Bonus Available (LS-B).</p> <p>The Project site is 4.2 acres on three adjacent parcels containing three existing office, research and development (R&D) and warehouse buildings totaling 90,631 square feet of building space. The current addresses and Assessor's Parcel Numbers (APNs) are:</p> <ul style="list-style-type: none"> • 1320 Willow Road – APN 055-421-160 • 985 O'Brien Drive – APN 055-421-050 • 1001 O'Brien Drive – APN 055-421-060 <p>The Project site is generally flat and is characterized by existing industrial uses within a developed portion of the Bayfront Area. Though the Project site largely consists of impermeable surfaces, including existing buildings and</p>

paved roads/parking areas, there is a small area of landscaping along the eastern border of the site as well as 11 trees onsite, with 4 located along the Willow Road frontage and 7 located along the O'Brien Drive frontage. The site is within the Federal Emergency Management Agency (FEMA) Zone AE (FEMA 2022), indicating it is likely to be subject to inundation during a 100-year flood.

Project Description

The Project proposes to demolish the three existing buildings on the Project site, which contain office, R&D and warehouse uses, and construction of two R&D buildings, a parking garage, and open space/pedestrian areas.

The Proposed Project would be developed in two phases, as further described below. The existing three parcels that comprise the Project site would be reconfigured into new parcels (through a lot line adjustment or resubdivision process). In addition, approximately 1,230 square feet in the northeast corner of the 1001 O'Brien Drive parcel would be swapped with the same square footage in the southwest corner of APN 055-421-190 (currently used as part of the parking lot for 1035 O'Brien Drive) to accommodate the proposed site layout and internal vehicular circulation. The proposed site design accommodates sea-level rise, and all proposed ground-level building floors would be raised 2 feet above the 12.8 feet FEMA base flood elevation, per the requirements of Menlo Park Municipal Code Section 16.44.130(4).

Phase 1 of the Proposed Project would include:

- Demolition of 985 O'Brien Drive and 1001 O'Brien Drive buildings (total 40,586 square feet) and demolition of the eastern half of 1320 Willow Road (approximately 24,032 square feet),
- Lot line adjustment or merger and resubdivision in the central portion of the site to combine the existing parcels at 985 and 1001 O'Brien and the eastern portion of the parcel at 1320 Willow Road into a single parcel and to make the eastern property line perpendicular to O'Brien Drive, which would include adding the western portion of the surface parking lot for 1035 O'Brien Drive into the Project site,
- Construction of one R&D building with 154,581 square feet at 1005 O'Brien Drive,
- Construction of a 200-square-foot chemical storage enclosure and a solid waste/recycling enclosure, and installation of an emergency generator and enclosure west of the 1005 O'Brien Drive building,
- Construction of a five-level parking garage,
- Restriping existing asphalt south of the building at 1320 Willow Road to create surface parking, and
- Construction of landscaping, open space, and designated pedestrian areas.

In Phase 1, the Project proposes to remove seven onsite trees (identified as heritage trees) and three non-heritage trees on the area being added from 1035 O'Brien Drive. Phase 1 of the Proposed Project also includes development of approximately 38,559 square feet of open space, of which approximately 21,633 square feet would be publicly accessible. Landscaping would include planting 100 new trees. Open space would be situated along the northern and southern border of the site as well as the central portion of the site and would include the following components:

- meandering pedestrian paths/walkways,
- a main entry plaza,
- bioretention areas for stormwater,
- public seating and gathering areas,
- picnic and bistro tables,
- a sports court,
- outdoor terrace and activity space, and
- flex turf space (with emergency access).

Phase 2 of the Proposed Project would include:

- Demolition of the remaining western portion of the building at 1320 Willow Road (approximately 26,013 square feet);
- Construction of one R&D building at 1320 Willow Road consisting of 73,817 square feet;
- Construction of one full additional floor and one partial additional floor within the parking garage structure, resulting in a final seven-level garage with 6.5 floors of parking;
- Construction of a 200-square-foot chemical storage enclosure and solid waste/recycling enclosure south of the 1320 Willow Road building and west of the 1005 O'Brien Drive building, and installation of an emergency generator; and
- Construction of additional landscaping, open space, and designated pedestrian areas.

In Phase 2, the Project proposes to remove an additional three onsite trees, two of which are heritage trees and one is a non-heritage tree. The Project design preserves one existing tree onsite, which is a heritage tree. Phase 2 also includes approximately 20,785 square feet of additional open space, of which approximately 9,902 square feet would be publicly accessible, and 45 additional trees would be planted. The new open space developed during this phase would be primarily located along the northwest and western boundary of the site and would include additional

walking/pedestrian pathways, public gathering spaces, a public plaza, bioretention areas, public seating areas, bike racks, and a main entry plaza to the 1320 Willow Road Building along Willow Road. The public plaza is envisioned to function as a central gathering space site within the open space area and would consist of a concrete pad with a trellis and backdrop screening and flexible seating, suitable for picnics and similar activities.

Project Approvals

The following discretionary approvals by the City would be required before development at the Project site:

- Certification of the EIR
- Use permits
- Architectural control
- Vesting tentative parcel map and lot line adjustment
- Heritage tree removal permit
- Community amenity in-lieu fee approval
- Below-Market-Rate housing in-lieu fee approval

In addition, a housing needs assessment has been prepared for informational purposes.

Responsible agencies

The City requests that the following agencies review the analysis within the Draft EIR regarding information relevant to your agency's statutory responsibilities in connection with the Proposed Project, pursuant to CEQA Guidelines §15086. Your agency may need to use the EIR prepared by the City when considering any permits or other approvals that your agency must issue for the Proposed Project. This list is not intended to confer responsible agency status to each listed agency.

- Bay Area Air District
- California Department of Transportation
- California Regional Water Quality Control Board/San Mateo Countywide Water Pollution Prevention Program
- City/County Association of Governments of San Mateo County
- Menlo Park Fire Protection District
- Menlo Park Municipal Water
- Pacific Gas and Electric
- San Mateo County Environmental Health Services Division
- San Mateo County Transportation Authority
- San Mateo County Water Pollution Prevention Program
- West Bay Sanitary District

Introduction to the EIR

The Project site is within the ConnectMenlo study area. ConnectMenlo updated the City's General Plan Land Use and Circulation Elements and rezoned land in the M-2 Area (now referred to as the Bayfront Area). Because the City's General Plan is a long-range planning document, the ConnectMenlo EIR was prepared as a program EIR, pursuant to CEQA Guidelines §15168. Consistent with §15168(d) of the CEQA Guidelines, this Draft EIR incorporates relevant analyses and discussions from the ConnectMenlo EIR and the Supplemental EIR certified in 2023 for the City's Housing Element Update to streamline the Project-specific analysis. The analysis in this Draft EIR is focused on the Project-specific impacts that could be significant or potentially significant, as determined based on the analysis in the Initial Study that was circulated with the Notice of Preparation for this EIR for a public review period from June 2, 2023 through July 5, 2023. The Initial Study relied on the analysis and mitigation measures in the ConnectMenlo EIR and Housing Element Update Supplemental EIR to identify those impact areas where the Project has the potential to result in impacts that were not fully evaluated in the ConnectMenlo EIR and Housing Element Update Supplemental EIR.

In accordance with the terms of the settlement agreement between the cities of Menlo Park and East Palo Alto, a transportation impact analysis and housing needs assessment were prepared for the Project and are referenced in the EIR analysis of the Project's potential transportation and population/housing effects.

Significant Environmental Effects

The Draft EIR finds that the Proposed Project would result in significant and unavoidable impacts related to greenhouse gas emissions; would result in significant impacts related to air quality, hazards and hazardous materials, noise and tribal cultural resources, but these impacts would be reduced to less-than-significant levels with implementation of identified mitigation measures; and would result in no impacts or less than significant impacts related to population and housing, and transportation. The Initial Study found that the Proposed Project would have

no impacts or less than significant impacts related to aesthetics, agricultural and forestry resources, energy, hydrology and water quality, land use and planning, mineral resources, public services, recreation, utilities and service systems, and wildfire; and would have potentially significant impacts that would be reduced to less-than-significant levels with implementation of mitigation measures in the areas of biological resources, cultural resources, and geology and soils.

Hazardous Materials and Hazardous Waste Sites

The Cortese List is a compilation of several different lists of hazardous material release sites that meet the criteria specified in Cal. Gov. Code §65962.5. The Project site is not included on the Cortese List.

EIR Process

As required by CEQA Guidelines §15105(a), the Draft EIR will be available for public review and comment during a 47-day review period. Following the close of the public review period on May 18, 2026, the City will prepare a Final EIR, which will include responses to all substantive comments received on the Draft EIR. The Draft EIR and Final EIR and will be considered by the Planning Commission in considering whether to certify the EIR and approve, conditionally approve or deny the Project.

1005 O'Brien Drive and 1320 Willow Road Life Sciences Project Draft EIR Public Hearing

The City of Menlo Park will host a public hearing for the Draft EIR, during the public comment period, on **May 4, 2026**, during a regularly scheduled Planning Commission meeting beginning at 7 p.m. or as near as possible thereafter via a virtual meeting and in the City Council Chambers, 751 Laurel St., Menlo Park, CA 94025.

The meeting link is available on the Planning Commission agenda on the city website at menlopark.gov/agendas, not less than 72 hours in advance of the meeting.

All interested parties are invited to attend the meeting and provide input on the Draft EIR. Written comments should be provided as indicated below.

Draft EIR comment submittal

Comments on the Draft EIR are due no later than the May 18, 2026, close of the Draft EIR review period. However, we would appreciate your response at the earliest possible date. Please send your written comments to Chris Turner at crturmer@menlopark.gov with "1005 O'Brien Drive and 1320 Willow Road Life Sciences Project EIR" as the subject. Emailed comments are preferred. Public agencies that provide comments are asked to include a contact person for the agency.

If you have any questions regarding the Proposed Project or the EIR process, please contact Chris Turner at the contact information listed below.

Name: Chris Turner
 Title: Senior Planner
 Department: Community Development, City of Menlo Park
 Mail: 701 Laurel St., Menlo Park, CA 94025
 Email: crturmer@menlopark.gov
 Phone: 650-330-6724

Chris Turner
 City of Menlo Park
 April 1, 2026