

## Notice of Preparation

To: Responsible/Trustee Agency  
 From: Menlo Park Community Development Department

**Subject: Notice of Preparation of a Draft Environmental Impact Report**

Project Title	File Number
Independence/Constitution General Plan Amendment and Rezoning	
Project Proponent	APN(s)
Bohannon Development Company	055-235-040, 055-235-050, 055-235-080, 055-235-100, 055-135-110, 055-234-240, 055-234-250, 055-234-260
Project Location	
Northeastern portion of the City of Menlo Park, between U.S. 101 and Bayfront Expressway and between Marsh Road and Chilco Street	
Project Description	
<p>The subject property consists of two sites of office, research &amp; development (R&amp;D), and industrial space that is designated for Limited Industry in the General Plan and zoned M-2 by the City of Menlo Park. The proposed project includes:</p> <ul style="list-style-type: none"> <li>• An amendment to the General Plan from Limited Industry to Commercial Mixed Use Business, allowing commercial and business services in addition to the existing office, research &amp; development (R&amp;D), and industrial space</li> <li>• An amendment to the zoning district from General Industrial (M-2) to Commercial Mixed Use Business (M-3)</li> <li>• Specific development application for the properties addressed 101-135 Constitution Drive for a mix of office, office-flex, and research &amp; development space.</li> <li>• Specific development application for the properties addressed 100-190 Independence Drive for a mix of hotel, health club, restaurant/café and other uses permitted in the new M-3 district.</li> </ul>	
<p>The City of Menlo Park will be the Lead Agency and will prepare an Environmental Impact Report for the project identified above. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.</p> <p>Due to the time limits mandated by State law, your response must be sent at the earliest possible date but <i>not later than 30 days</i> after receipt of this notice. Please respond by July 26, 2005.</p> <p>Please send your response to Justin Murphy, Development Services Manager (contact person) at the Community Development Department address shown above. We will need the name of a contact person in your agency.</p>	
<p><b>Prepared by:</b>          Justin Murphy, Development Services Manager</p>	
_____ Signature	_____ Date

# **Independence/Constitution General Plan Amendment and Rezoning Project EIR**

## **Project Description**

The project sponsor, Bohannon Development Company, proposes to amend the Menlo Park General Plan designation for the Independence and Constitution sites from Limited Industry to a new Commercial Mixed-Use Business Park. Future uses at the two sites would continue to include the light manufacturing and assembly, research & development facilities, and offices provided for by the Limited Industry designation, but could also include services to serve businesses in the area (e.g., restaurants and health/fitness centers) and hotel/motel uses. The maximum floor area ratio (FAR) would increase from the 45 - 55% under Limited Industry to 100% for commercial business uses plus 10% for business services under the Commercial Mixed-Use Business Park.

Alternatively, a parcel with a mixed use commercial business park designation would have a maximum FAR for hotel/motel use of 100% under the proposal.

The proposed project would also rezone the Independence and Constitution project sites from a General Industrial (M-2) district, which permits warehousing, manufacturing, printing, assembling, and office uses, to a new Mixed-Use Commercial Business Park (M-3) district, which permits administrative and professional offices, research and development, light industrial, motel or hotel, health and fitness centers, restaurants/café, convenience stores, parking structures, and storage. The proposed rezoning would permit an increase in the allowable FAR, building coverage, and building heights (see discussion above for the General Plan land use designations), and would require that the development contains open space amenities for users.

While the new General Plan designation and zoning district could be applied to any qualifying site in entire project area, any future changes in General Plan designation or zoning district on the other parcels under this amendment would be subject to consideration and environmental review at the time of the project application.

The project sponsor is proposing a mix of office, office-flex, research and development, hotel, health club, restaurant/café, and other uses permitted in the new M-3 district for the Independence site and a mix of office, office-flex, and research & development space for the Constitution site.

The project sponsor proposes to enter into a Development Agreement with the City to ensure that the proposed design and infrastructure improvements at the project site are implemented, as required by the new M-3 zoning district.

## **Environmental Analysis**

The EIR will be prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) of 1970, as amended. The City of Menlo Park will be the lead agency, in charge of preparing the Environmental Impact Report (EIR) on the Independence General Plan Amendment and Rezoning Project. The EIR is intended to be a full, public disclosure document, the purpose of which is to identify potentially significant environmental impacts of the proposed project and to recommend appropriate and feasible mitigation measures, before the City Council takes any actions on the project. The EIR will be comprehensive and examine all environmental issues as outlined below.

## **Aesthetics**

The EIR will:

- Describe the existing visual setting and examine potential visual impacts from the proposed project including increased height and intensity allowances in the General Plan, and its effect on existing development in the project vicinity.
- Discuss the proposed project design in terms of potential light and glare considerations.

## **Air Quality**

The EIR will discuss:

- Effects of a new range of commercial uses, including food preparation, that do not currently exist in the vicinity.
- Local and regional air quality impacts from project related traffic.
- The effects of demolition and construction for new developments.

## **Biological Resources**

The EIR will evaluate whether construction activity might disturb nesting birds.

## **Cultural and Historical Resources**

The EIR will evaluate whether the proposed project could require grading activities within the project sites that could disturb undiscovered cultural resources.

## **Hazards and Hazardous Materials**

The EIR will discuss potential public health risks associated with the presence of known groundwater contamination in the project vicinity and nearby Cortese List sites.

## **Land Use, Zoning and Adopted Plans**

The EIR will discuss the consistency of the proposed project with applicable plans and policies.

## **Noise**

The EIR will analyze the potential construction, operational, and traffic-related noise effects of the proposed project on sensitive receptors.

## **Population and Housing**

The EIR will discuss potential effects of increased employment and housing demand as a result of the proposed project.

## **Public Services**

The EIR will consider whether the increased demand for services may result in the need for new or expanded facilities, which, in turn, could result in environmental impacts.

### **Traffic/Circulation/Transportation**

The EIR will examine the transportation impacts of the proposed project on the existing and planned road network, pedestrian and bicycle activity, transit service, and operational safety.

### **Utilities**

The EIR will discuss the potential project impacts to utilities and service systems.

### **Other Issues**

For the issues listed below, the existing conditions will be documented, along with standards of significance and impact levels. However, based on nature, size, and location of the proposed project, it is anticipated that the following topics will not be significantly affected by the proposed project:

- Agricultural resources
- Geology and soils
- Hydrology and water quality
- Mineral resources
- Recreation