Menlo Gateway (Bohannon Hotel-Office)

City Council Meeting
Responses to Comments/
Final Environmental Impact Report (EIR) and Next Steps
April 6, 2010

Presentation Topics

- Menlo Gateway EIR Process
- Summary of Comments Received
- Changes to the Project and Regulatory Setting
- Environmental Implications of Changes

Menlo Gateway EIR Process

- Initiate environmental review process with Notice of Preparation (May 2007)
- Prepare and release Draft EIR for review and comment (July 2009)
- Respond to comments on the Draft EIR (March 2010)
- Decision on certifying the Final EIR (~June 2010)

EIR Certification

What does certification mean?

- Prepared in compliance with CEQA
- Information in document considered prior to making decision about the project
- Reflects the independent judgment and analysis of lead agency

What does certification *not* mean?

- Approval of the project

Number of Commentors on the Draft EIR

- 1 letter from the State (Caltrans)
- 5 letters from local public agencies
- 23 individuals
- Transcript from September 14, 2009 Planning Commission hearing

Summary of Comments on the Draft EIR

- Policy questions regarding the size and appropriateness of the proposal and the appropriate means of entitlement
- Local traffic impacts and in the vicinity
- Adequacy of the water supply
- Greenhouse gas emissions and climate change
- Cumulative effects
- Commitment to improvements by sponsor

Substantive Changes to the Project

- Incorporated energy efficiency design features
- Added two parking structure options
- Updated traffic mitigation measures
- Added revised GPA/ZOA option for entitlement

Environmental Implications of Project Changes

- Energy-efficient features – *reduced* energy demand and GHG emissions
- Underground detention facilities – *reduced* stormwater runoff
- Reduced footprint for parking garages and more open space - *reduced* stormwater runoff; *taller* structures
- TDM – *reduced* traffic, air and greenhouse gas emissions, and noise exposure

Significant and Unavoidable Impacts

- Air Quality
  - ~~Nitrogen Oxide (NO_x) emissions~~
  - Particulate matter (PM_{10}) emissions
- Noise
  - Ground vibration (during construction)
  - ~~Noise exposure~~
- Traffic and Circulation
  - Intersections: ~~10~~ 8
  - Roadways: ~~8~~ 7
  - Highways: ~~3~~ 2
- Water Supply (new split option)
  - >10% R&D (instead of 37%)
  - 100% R&D (wet lab) scenario
  - Cumulative dry and multiple dry years

Regulatory Changes

- Adoption of new, more stringent stormwater pollution and runoff requirements (NPDES permit)
- Incorporation of County Health's suggestions on mitigation measures for Recognized Environmental Conditions
- Adoption of CEQA Guidelines affecting GHG emissions
- Draft Bay Area Air Quality Management District CEQA Guidelines (adoption possibly in June)

Environmental Implications of New Regulations / Guidelines

- **Reduced stormwater runoff impacts which were already less-than-significant**
- **New climate change analysis:**
  - New significance threshold of 4.6 tonnes of CO2e per service population per year
  - Incorporation of recommended mitigation strategies into project design
  - Addition of new mitigation strategies

Climate Change Analysis

- **Timing is critical to determining potential GHG impacts**
- **If project completed in 2018 or later, no significant impacts**
- **If project completed before 2018, additional mitigation is needed**
  - Employ TDM to achieve a maximum of 9,013 net new trips
  - Employ ongoing monitoring to check number of new trips
  - If exceeded, implement plan for additional TDM

Fire District Comments

- *District claims negative impacts from high-rise construction due to need for ladder truck in closer proximity*
- **Response time with current station location (3.1 miles away) complies with National Fire Protection Association standard**
- **No legal basis for District's desired 2.5 miles**
- **CEQA examines physical environmental changes and not fiscal effects**

Next Steps

- Certification of the EIR
- Adoption of Findings/Statement of Overriding Considerations
- Approval of Mitigation Measure Monitoring Plan
- Consideration of Project Approvals