



# Menlo Gateway (Bohannon Hotel-Office)

Planning Commission Meeting  
Summary of Draft Environmental Impact Report (EIR)  
September 14, 2009

# Presentation Topics

- **Overview to the California Environmental Quality Act (CEQA)**
- **Summary Conclusions from the Draft EIR**
- **Methods for Public Comment on the Draft EIR**
- **Transportation Impact Analysis**
- **Housing Impact Analysis**

# Project Location



# Area Plan



# CEQA Overview

- Highly structured by State law, guidelines and court cases
- Informational document to disclose impacts to the public and decision makers
- Impacts need to be associated to physical effects on the environment – not social or economic impacts

# Environmental Topics

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Traffic and Circulation
- Utilities and Service Systems
- Climate Change

# Menlo Gateway CEQA Process

- Notice of Preparation released June 29, 2005; revised with new application May 29, 2007
- Scoping meetings before Planning Commission June 4, 2007 and City Council June 19, 2007
- DEIR released July 23, 2009
- 60-day public review period closing September 21, 2009

# Summary Impact Conclusions

Impact	LTS	PS	SU
Aesthetics and Visual Quality	✓	✓ Light and glare	
Air Quality	✓	✓ Construction emissions	✓ NOx and PM emissions
Biological Resources	✓	✓ Nesting birds/roosting bats	
Cultural Resources		✓ Unknown archaeological/ human remains	
Hazards and Hazardous Materials	✓	✓ Exposure to contaminated soil or groundwater	
Hydrology and Water Quality	✓	✓ Flood hazards	

# Summary Impact Conclusions

Impact	LTS	PS	SU
Land Use	✓		
Noise	✓	✓ Construction noise	✓ Traffic noise, construction vibration
Population/Housing	✓		
Public Services	✓		
Transportation	✓		✓ Intersection delay, roadway congestion
Utilities	✓		✓ Water supply
Climate Change		✓ Greenhouse gas emissions	

# Significant and Unavoidable Impacts

- **Air Quality**
  - Nitrogen Oxide (NO<sub>x</sub>) emissions
  - Particulate matter (PM<sub>10</sub>) emissions
- **Noise**
  - Ground vibration (during construction)
  - Noise exposure
  - Ambient noise levels
- **Traffic and Circulation**
  - **Intersections:** 6 in the Near Term and 9 in the Cumulative
  - **Roadways:** 8 in the Near Term and 8 in the Cumulative
  - **Highways:** 3 in the Near Term and 3 in the Cumulative
- **Water Supply**
  - 100% R&D (wet lab) scenario
  - Cumulative dry and multiple dry years

# Alternatives Studied in EIR

	Land Use	Total Floor Area Ratio (FAR)
Project	Office and Hotel & Health Club	137.5 %
Alternative 1	Office	31.5%
Alternative 2	Office	45.0%
Alternative 3	Office and Hotel & Health Club	82.5%
Alternative 4	Office and Hotel & Health Club	110.0%
Alternative 5	Office and Hotel & Health Club	117.3%

# Alternatives: Non-Traffic Related Impacts

- Alternatives 1 through 5 would eliminate the noise impact
- Alternatives 4 and 5 would eliminate the  $\text{NO}_x$  impact, but not the  $\text{PM}_{10}$  impact
- Alternatives 1 through 5 would *lessen* the water supply impacts

# Comments on the Draft EIR

- Submit in writing to Thomas Rogers ([throgers@menlopark.org](mailto:throgers@menlopark.org)) no later than Monday, September 21, 2009 at 5:30 p.m.
- Submit in writing to City Hall here at 701 Laurel Street, Menlo Park, CA 94025.
- Submit verbally at the Planning Commission Public Hearing tonight.

# Transportation Impact Analysis

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# Project Description

- **Amendments to the General Plan (GPA) and Zoning Ordinance (ZOA)**
  - New Mixed-Use Commercial Business Park Land Use Designation
  - New M-3 Zoning District
- **Specific Development Proposals**
  - Independence Site (Closest to US 101)
  - Constitution Site (Closest to SR 84)

# Comparison of M-3 and M-2 Districts

	Proposed M-3 District Requirements	Existing M-2 District Requirements
<b>Lot Area</b>	0 sf min.	25,000 sf min.
<b>Lot Width</b>	0 ft. min.	100 ft. min.
<b>Lot Depth</b>	0 ft. min.	100 ft. min.
<b>Setbacks</b>		
<b>Front</b>	0 ft. min.	20 ft. min.
<b>Rear</b>	10 ft. min.	0 ft. min.
<b>Sides</b>	5 ft. avg.	10 ft. avg.
<b>Height</b>	140 ft. max.	35 ft. max.
<b>Floor Area Ratio (FAR)</b>		
<b>Office</b>	100% max.	45% max.
<b>Hotel</b>	25% max. additional	Not applicable
<b>Other</b>	12.5% max. additional	10% max. additional
<u><b>Total</b></u>	<u>137.5% max.</u>	<u>55% max.</u>
<b>Coverage</b>	45% max.	50% max.

# Specific Development Proposal

<b>Land Use</b>	<b>Constitution Site</b>	<b>Independence Site</b>	<b>Total</b>
<b>Office/R&amp;D</b>	494,669 s.f.	200,000 s.f.	694,669 s.f.
<b>Hotel</b>	n/a	171,563 s.f./ 230 rooms	171,563 s.f./ 230 rooms
<b>Health Club</b>	n/a	68,519 s.f.	68,519 s.f.
<b>Café/Restaurant</b>		4,245 s.f.	4,245 s.f.
<b>Total</b>	494,669 s.f.	444,327 s.f.	938,996 s.f.

# Bird's Eye View of Proposal



# Environmental Methodology

