



Menlo Gateway (Bohannon Hotel- Office)

General Commission Meeting
Project Summary and Draft
Environmental Impact Report (EIR)
August 19, 2009



Presentation Topics

- **Project Location and Description**
- **Brief Overview of the California Environmental Quality Act (CEQA)**
- **Brief Summary of the Conclusions of the Draft EIR**
- **Methods for Public Comment on the Draft EIR**



Project Location





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

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



Area Plan





Specific Development Proposal

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

● ● ● | Bird's Eye View of Proposal





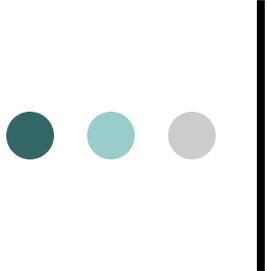
CEQA Overview

- 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



Significant and Unavoidable Impacts Identified in EIR

- **Air Quality**
 - Nitrogen Oxide (NO_x) emissions
 - Particulate matter (PM₁₀) 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 NO_x impact, but not the PM₁₀ impact
- Alternatives 1 through 5 would *lessen* the water supply impacts



Alternatives: Total Traffic-Related Impacts

	Near Term	Cumulative
Project	17	20
Alternative 1	3	4
Alternative 2	8	10
Alternative 3	11	13
Alternative 4	13	17
Alternative 5	15	17



Comments on the Draft EIR

- Submit in writing to Thomas Rogers (throgers@menlopark.org) no later than Monday, September 21, 2009 at 5:30 p.m.
- Submit verbally at the Planning Commission Public Hearing on Monday, September 14, 2009 at 7:00 p.m.
- No verbal comments on the EIR will be accepted today