

POSTING
ONLY

MAR 28 2023

1125 O'Brien Drive Draft Environmental Impact Report released

On Friday, March 24, 2023, the City released the Notice of Availability (NOA) and the focused Draft Environmental Impact Report (EIR) for the proposed 1125 O'Brien Drive project, located on the north side of O'Brien Drive near the intersection with Kavanaugh Drive and at the end of Casey Court. The project site is currently addressed as 1105, 1135 and 1165 O'Brien Drive and 1 Casey Court. The release of the focused Draft EIR begins the 45-day comment period required by the California Environmental Quality Act (CEQA) Guidelines Section 15105.

The Project consists of a request for a use permit, architectural control, below market rate housing in-lieu fee, and environmental review to develop a five-story research and development (R&D) building containing 131,825 square feet of gross floor area, in LS-B (Life Sciences, Bonus) zoning district with a floor area ratio (FAR) of 74%. The proposal includes a request for an increase in height and FAR under the bonus level development allowance in exchange for community amenities. The proposed project would include 229 parking spaces located in surface parking lots located behind the building and adjacent to the

building along O'Brien Drive. The surface parking lots would be accessed from O'Brien Drive and Casey Court. The proposal includes a request for an increase in height and FAR under the bonus level development allowance in exchange for community amenities. The project includes a hazardous materials use permit request to allow a back-up diesel generator. If necessary to ensure water flow volumes for the proposed project meet the requirements of the Menlo Park Fire Protection District and based on timing of the necessary water line improvements, the proposed project also could include upgrades of water lines beneath O'Brien Drive from the project site frontage to the intersection with Willow Road. The environmental effects of upgrading the waterlines were previously evaluated in the certified EIR for the 1350 Adams Court project. The proposed project is requesting an exception from the City's Reach code to allow for the use of natural gas for space conditioning in the laboratory spaces. The proposed project also includes a request to remove 11 heritage trees. More details on the proposed project are available on the menlopark.gov/1125OBrienDrive project page.

In accordance with CEQA, the certified program-level ConnectMenlo EIR served as the first-tier environmental analysis. Further, the focused Draft EIR was prepared in compliance with the terms of the Settlement Agreement between the City of East Palo Alto and the City of Menlo Park. The focused Draft EIR was prepared to address potential physical environmental effects of the proposed project in the following areas: transportation, population and housing, air quality, greenhouse gas emissions, noise (operation – traffic noise, construction noise and vibration), cultural and tribal resources, and biological resources. The Draft EIR identifies significant and unavoidable environmental impacts from noise (construction noise and vibration) and greenhouse gas (GHG) emissions (conflicts with applicable plans and policies and cumulative GHG emissions). The City is requesting comments on the content of this focused Draft EIR.

The City is requesting comments on the focused Draft EIR with the comment period starting Friday, March 24, 2023, and ending at 5 p.m., Monday, May 8, 2023. Copies of the focused Draft EIR and NOA are available on the city website at menlopark.gov/1125OBrienDrive.

This email is meant to notify you of the NOA of the Draft Focused EIR for the proposed 1125 O'Brien Drive project as you or your agency may be interested in reviewing and commenting on the environmental review for the proposed project. This email is not intended to confer responsible agency status to you or your agency.

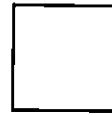
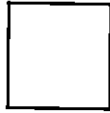
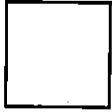
Written comments should be submitted by email to Contract Planner David Hogan or by letter to:
David Hogan
Community Development
701 Laurel St.
Menlo Park, CA 94025

Email correspondence is preferred.

The Planning Commission is scheduled to hold a public hearing on the Draft EIR and a study session on the project via Zoom, on Monday, April 10, 2023, at 7 p.m. or as near as possible thereafter. During the meeting, staff will request comments on the focused Draft EIR from members of the public and the Planning Commission.

Following the close of the focused Draft EIR public review period on Monday, May 8, 2023, staff will prepare a Final EIR that will include responses to all substantive comments received on the focused Draft EIR.

Share



Sent by the City of Menlo Park
701 Laurel St., Menlo Park, CA 94025
650-330-6600 phone | 650-679-7022 text
[Unsubscribe](#) | [My Subscriptions](#) | [Support](#)

[View this email in a browser](#)