



COMMUNITY DEVELOPMENT PLANNING DIVISION

MITIGATED NEGATIVE DECLARATION

INTRODUCTION

This Negative Declaration has been prepared in accordance with the California Environmental Quality Act (CEQA) of 1970 and its applicable Guidelines, as amended. It is an informational document prepared to inform the decision-makers and the general public of the potential environmental effects associated with the proposed project at 1706 El Camino Real.

The City of Menlo Park will use this Mitigated Negative Declaration in its decision making process on the proposed project.

The conclusion of this Mitigated Negative Declaration is that the proposed project with implementation of recommended mitigation measures, would not generate any significant direct or primary physical impacts on the environment.

PROJECT DESCRIPTION AND LOCATION

Request for a use permit, architectural control, tentative subdivision map, and environmental review to demolish an existing one-story, 6,875-square-foot commercial building (formerly Gaylords Restaurant) and construct a new two-story, 10,148-square-foot office building for medical/dental office use and the related on-site and off-site improvements, including new entry monuments on Buckthorn Way, at 1706 El Camino Real located in the C-4 (General Commercial, applicable to El Camino Real) zoning district. The proposed project would require the following approvals: Use Permit for construction of a new building; 2) Architectural Control for design review of the new building and related site improvements; 3) Tentative Subdivision Map for the creation of six medical/office condominium units within the building; and 4) Mitigated Negative Declaration to analyze the potential environmental impacts of the proposed project. The Planning Commission will be making a recommendation on the proposed project to the City Council and the City Council will be the final decision-making body on the project.

FINDINGS AND BASIS FOR A MITIGATED NEGATIVE DECLARATION

The Planning Division has reviewed the Initial Study for the project and finds the following:

1. The project will not generate significant adverse effects on the water or air quality, or increase noise levels substantially.
2. The project will not have any significant adverse impacts on the flora or fauna of the area.
3. The project will not significantly degrade the aesthetic quality of the area.
4. The project will not have any significant adverse impacts on traffic, land use, or public services and infrastructure.

5. In addition, the project will not:
- a. Create impacts that have the potential to significantly degrade the quality of the environment.
 - b. Create significant impacts that achieve short-term, to the disadvantage of long-term, environmental goals.
 - c. Create impacts that are individually limited, but cumulatively considerable to a significant degree.
 - d. Create environmental effects that will cause significant adverse effects on human beings, either directly or indirectly.

It may, therefore, be determined that the potential environmental impact of the project will be less than significant.

INITIAL STUDY

A copy of the Initial Study on which the findings for a Mitigated Negative Declaration has been based is available for review. Copies of the project plans and Mitigated Negative Declaration are on file for review at the City Library and available for distribution at the Community Development Department, Civic Center, 701 Laurel Street, Menlo Park, CA 94025.

MITIGATION MEASURES

- TRANS-1:** Concurrent with a complete building permit submittal package, the applicant shall submit a Transportation Demand Management Plan (bike racks, commute assistance, etc.) subject to review and approval by the Planning and Transportation Divisions.
- TRANS-2:** Prior to building permit issuance, the applicant shall pay a Traffic Impact Fee (TIF) of \$1.60 per square foot of gross floor area to contribute to future improvements and programs to improve Citywide Transportation.
- TRANS-3:** The applicant shall contribute an annual fee of \$0.105 per square foot of gross floor area as part of the City's annual shuttle fee.

REVIEW PERIOD

The review period is from **August 21, 2009 through September 21, 2009**. All written comments regarding this Mitigated Negative Declaration must be received by the City of Menlo Park Planning Division, Attn: Deanna Chow, 701 Laurel Street, Menlo Park, California 94025, no later than 5:30 P.M., September 21, 2009.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

This Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act of 1970 and its applicable guidelines, as amended.

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Deanna Chow, Senior Planner
August 20, 2009

