MEMORANDUM

DATE: December 14, 2011

TO: Transportation Commission

FROM: Rachel Grossman, Associate Planner
Justin Murphy, Development Services Manager
Community Development Department

RE: **Agenda Item B-2: Facebook Campus Project – Draft Environmental Impact Report (EIR) Presentation**

BACKGROUND

The City is currently conducting environmental review for the use of two sites in Menlo Park by Facebook Incorporated. Both sites are located at the intersection of Willow Road and Bayfront Expressway. The first site (East Campus) is the former Oracle/Sun Microsystems Campus located at 1601 Willow Road. The approximately 57-acre campus is comprised of nine buildings totaling 1,036,000 square feet identified as buildings 10 through 19 (with the exclusion of 13). The second site (West Campus) totals approximately 22 acres, and was formerly part of the Tyco Electronics (now TE Connectivity) campus. The property currently has two buildings with the addresses 312 and 313 Constitution Drive.

Currently, Facebook is constructing tenant improvements on the East Campus and plans to occupy the buildings up to a maximum of 3,600 employees pursuant to a prior City Council approval. The work being pursued at these existing buildings is exempt from environmental review. Concurrent with the tenant improvements, Facebook is applying for an amendment to existing land use approvals to eliminate the maximum employee cap and substitute vehicular trip caps. The proposed AM and PM two-hour peak trip caps of 2,600 vehicular trips and the proposed daily trip cap of 15,000 vehicular trips would accommodate an increase in employees at the site beyond the 3,600 mentioned above. Facebook also proposes to enter into a Development Agreement with the City to create vested rights in project approvals, address implementation of the infrastructure improvements in the project area, and specify public benefits to the City.

For the West Campus, Facebook has not submitted a development application. Rather, Facebook intends for the environmental review to study the maximum development potential for the site consistent with the current M-2 (General Industrial) maximum Floor Area Ratio for office use of 45 percent, but in excess of the maximum 35-foot building height. Facebook anticipates seeking land use entitlements for the West Campus and an associated Development Agreement in mid-2012.

Previous City Council staff reports, which provide more detailed background information, as well as supplemental information related to the environmental review process, are available for review on the City-maintained project page accessible through the following link:

http://www.menlopark.org/projects/comdev_fb.htm

ANALYSIS

The Draft Environmental Impact Report (EIR) for the Facebook Campus Project was publicly released on December 8, 2011. The Draft EIR is required by the California Environmental Quality Act (CEQA) and is available at the following location:

http://www.menlopark.org/projects/comdev_fb_eir.htm

The Planning Commission will hold a public hearing to discuss the Draft EIR on January 9, 2012. Comments may be made verbally at the January 9th meeting or submitted via email (rmgrossman@menlopark.org), letter (Community Development Department, 701 Laurel Street, Menlo Park CA 94025), or fax (650-327-1653). Written comments must be submitted to the Community Development Department no later than 5:30 p.m., Monday, January 23, 2012.

In addition to the Planning Commission hearing, City staff will be making presentations to the Bicycle, Environmental Quality, Housing, and Transportation Commissions, as well as the Menlo Park Green Ribbon Citizen's Committee and the East Palo Alto City Council. These presentations will occur in December and early January and will provide an overview of CEQA and the Draft EIR, as well as an opportunity to answer questions about the project and associated review process. **These sessions will be informational in nature and comments will not be recorded; however, Commissioners and members of the public are welcome to submit individual correspondence and/or speak at the January 9, 2012 Planning Commission hearing.**

EXHIBITS TO BE PROVIDED AT MEETING

Draft EIR Overview Presentation

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