



COMMUNITY DEVELOPMENT DEPARTMENT

Council Meeting Date: April 5, 2011
Staff Report #: 11-046

Agenda Item #: I-3

INFORMATION ITEM: Overview of the Schedule for the Notice of Preparation for the Environmental Impact Report for the Facebook Campus (East and West) Located at the Intersection of Willow Road and Bayfront Expressway

This is an information item and does not require Council action.

OVERVIEW

On February 8, 2011, the City received a preliminary application on behalf of Facebook, Incorporated to commence the environmental review process for two sites in Menlo Park. Both sites, which are controlled by Facebook, are located at the intersection of Willow Road and Bayfront Expressway. The first site (East Campus) is the former Sun Microsystems Campus located at 1601 Willow Road. The 57-acre campus is comprised of nine buildings totaling 1,036,000 square feet with addresses ranging from 10 to 19 Network Circle. The second site (West Campus) is 22-acres and was formerly part of the Tyco Electronics campus. The property currently has two buildings with the addresses 312 and 313 Constitution Drive. The two sites, shown in Attachment A, were subjects of the March 5, 2011 Belle Haven and Willow Business Area Design Charrette. The results of the Charrette are scheduled for a presentation at the May 3, 2011 City Council Meeting.

Facebook intends to construct tenant improvements to the East Campus buildings and occupy the buildings up to a maximum of 3,600 employees pursuant to a prior City approval. This work proposed for the existing buildings is ministerial and not subject to 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 a vehicular trip cap. Facebook also proposes to enter into a Development Agreement with the City to create vested rights in project approvals, address implementation of the proposed design and infrastructure improvements in the project area, and specify benefits to the City. For the West Campus, Facebook does not intend to submit a development application at this time. 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 of 45 percent, but in excess of the maximum 35-foot building height.

The City has retained consultants to begin the environmental review process. Staff has determined that an Environmental Impact Report is required to analyze both the East Campus and the West Campus. A Notice of Preparation is being prepared and is scheduled for release on April 21, 2011 with comments due on May 23, 2011. An EIR scoping session and a study session are being planned for the May 16, 2011 Planning Commission meeting, which falls near the end of the 32-day review period. After receiving public comment, the City's consultant team would finalize the scope of work for the preparation of the EIR and a separate Fiscal Impact Analysis (FIA). Staff is targeting the June 14, 2011 City Council meeting for contract approval. At the June 14 meeting, staff also intends to propose a review process and timeline for the project.

IMPACT ON CITY RESOURCES

The applicant is required to pay planning permit fees, based on the Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project. The applicant is also required to bear the cost of the associated environmental review and FIA. For the environmental review and FIA, the applicant deposits money with the City and the City pays the consultants.

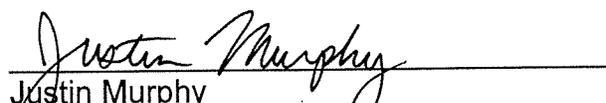
POLICY ISSUES

The proposed project will ultimately require the Council to consider certain land use entitlements. Staff will be identifying policy issues during the Council's review of the project such as public benefit related to the Development Agreement. The negotiation of the Development Agreement is projected to commence after the release of the Draft EIR.

ENVIRONMENTAL REVIEW

An EIR will be prepared for the project.


Megan Fisher
Associate Planner


Justin Murphy
Development Services Manager

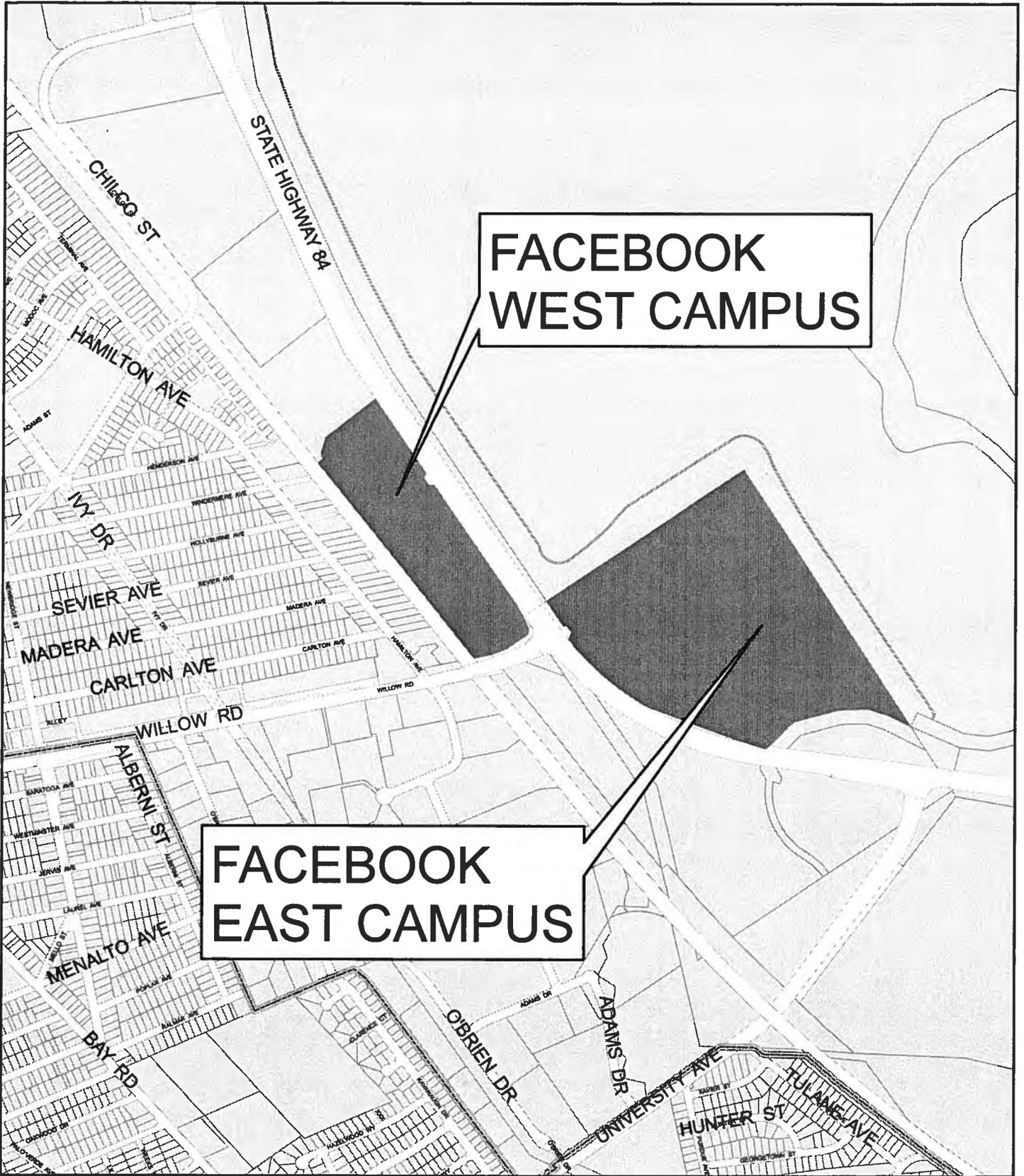
PUBLIC NOTICE

Public notification was achieved by posting the agenda, with this agenda item being listed, at least 72 hours prior to the meeting. In addition, the City has prepared a project page for the proposal, which is available at the following address: http://www.menlopark.org/projects/comdev_fb.htm. This page provides up-to-date information about the project, allowing interested parties to stay informed of its progress. The page allows users to sign up for automatic email bulletins, notifying them when content is updated.

ATTACHMENTS

A. Location Map

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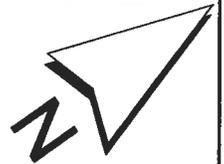
**FACEBOOK
WEST CAMPUS**

**FACEBOOK
EAST CAMPUS**

CITY OF MENLO PARK

LOCATION MAP
FACEBOOK

A1



DRAWN: KTP CHECKED: KTP DATE: 03/24/11 SCALE: 1" = 900' SHEET: 1