



Facebook Campus Project

Planning Commission Meeting

May 7, 2012



Meeting Purpose

- Review and make a recommendation to the City Council on the following items (attachment D):
 - **East Campus** Amended and Restated Conditional Development Permit
 - **East Campus** Development Agreement
 - **East and West Campus** Heritage Tree removals associated with undercrossing improvements
 - **East and West Campus** Certify the Final EIR for the Facebook Campus Project
 - **East Campus** Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program



Updates since January 2012

Meetings and Milestones to date – see Attachment C in staff report

- Council Meeting 1/10: Draft EIR comment period extended
- Council Meeting 1/31: Study Session
- Council Meeting 2/14: Direction on DA negotiating parameters
- Council Meeting 4/17: Approval of term sheet
- City of East Palo Alto Council Meeting 5/1: Approval of term sheet

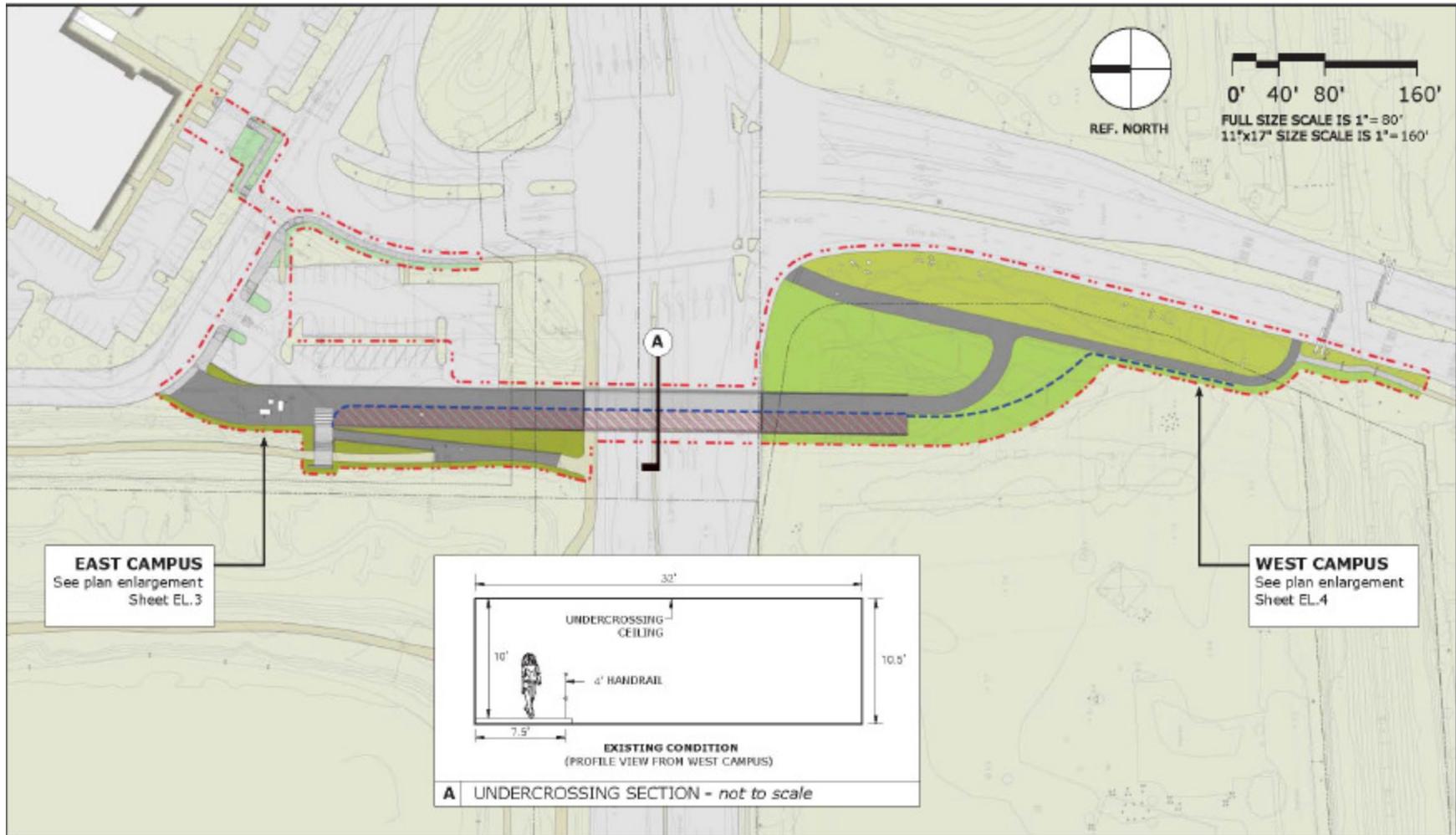


East Campus Amended and Restated Conditional Development Permit (CDP)

- Sun CDP approved in 1992
- Amended and Restated CDP would implement a vehicle trip cap to accommodate increase of employees
- CDP specifies development standards, permitted uses and conditions of approval
- Attachment F in staff report



Phase I Conceptual Undercrossing Plans – Sheet EL.2

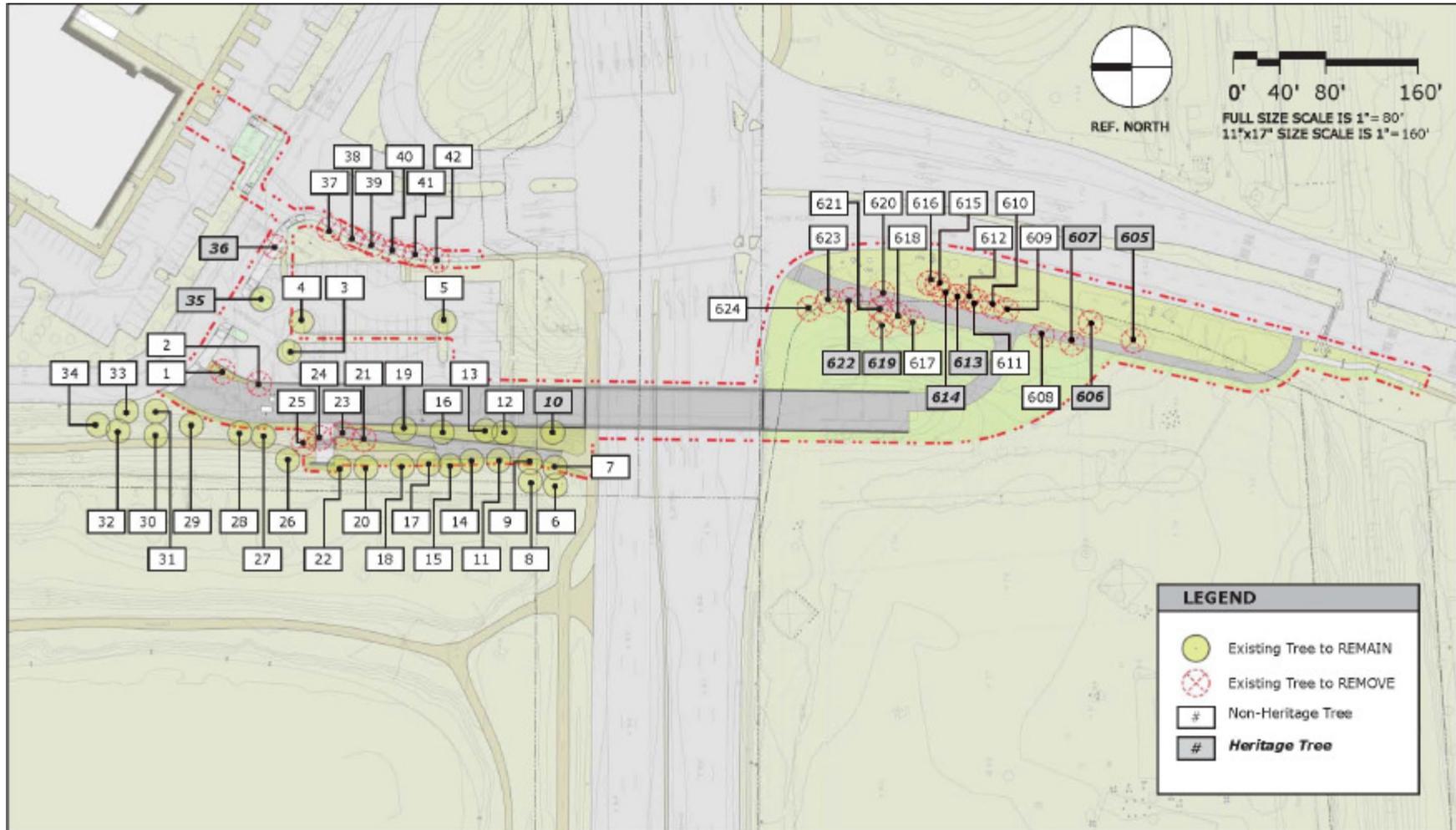




East Campus Development Agreement

- Legally binding contract that delineates terms and conditions of a project
- Approved term sheet is the framework
- Draft DA – attachment I of staff report
- Public benefits summarized on page 7 of staff report
- East Palo Alto term sheet – approved by EPA Council 5/1

East and West Campus Heritage Tree removals associated with undercrossing improvements – Sheet EL.5





East and West Campus Certify the Final EIR for the Facebook Campus Project

- EIR is relevant for the **entire** Project, including Phase I – East Campus and Phase II – West Campus (Attachment M)
- Key Differences between Draft and Final
 - Biological Resources – nesting birds and burrowing owls
 - Transportation – intersection impacts
 - Air Quality – new mitigation measure
- No new significant environmental impacts, no new significant information, and no substantial increase in severity of earlier identified impacts



East Campus Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program

- Statement of Overriding Considerations (SOC) and Mitigation Monitoring and Reporting Program (MMRP) required to grant land use entitlements
- SOC - Substantial project benefits that outweigh significant environmental impacts
- MMRP – responsibility and timing for mitigations
- Drafts included as Attachments N and O



Updates Since Staff Report Publication

- Update mitigations measures included in SOC and MMRP
 - Marsh Road and Bayfront Expressway
 - Marsh Road and US-101 NB Ramps
 - Willow Road and Newbridge Street
- Letter from Caltrans regarding Final EIR
- Email from William Webster to East Palo Alto Council
- Response to Comment Letter from Town of Atherton



Next Steps

- May 7th – Planning Commission recommendation
- May 29th Council Meeting – Amended and Restated CDP, DA Ordinance introduction, Heritage Tree Removals and Permits, EIR Certification, Statement of Overriding Considerations and MMRP
- June 5th Council Meeting – Second reading of DA Ordinance



Staff Recommendation

- Planning Commission recommend the City Council (Attachment D):
 - Adopt a resolution approving the Amended and Restated CDP
 - Introduce an ordinance approving the DA
 - Adopt a resolution approving heritage tree removal and permits
 - Adopt a resolution certifying the Final EIR
 - Adopt a resolution adopting the Statement of Overriding Considerations and MMRP