



NOTICE OF PREPARATION ENVIRONMENTAL IMPACT REPORT FACEBOOK CAMPUS EXPANSION PROJECT CITY OF MENLO PARK

Date: June 18, 2015

To:	State Clearinghouse	From:	Kyle Perata
	State Responsible Agencies		Associate Planner
	State Trustee Agencies		City of Menlo Park
	Other Public Agencies		701 Laurel Street
	Interested Organizations		Menlo Park, CA 94025

Subject: **Notice of Preparation (NOP) of the Environmental Impact Report for the Facebook Campus Expansion Project**

Lead Agency: City of Menlo Park Planning Division

Project Title: Facebook Campus Expansion Project

Project Area: City of Menlo Park

Notice is hereby given that the City of Menlo Park (City) will be the lead agency and will prepare an environmental impact report (EIR) for the Facebook Campus Expansion Project (Project). The EIR will address the Project's potential physical environmental effects on each of the environmental topics outlined in the California Environmental Quality Act (CEQA). The City of Menlo Park is requesting comments on the scope and content of this EIR.

A scoping session will be held as part of the Planning Commission meeting on **July 13, 2015, at 7 p.m.** at the Menlo Park City Council Chambers, located at 701 Laurel Street, Menlo Park, CA 94025. The scoping session is part of the EIR scoping process and when the City solicits input from the public and other agencies on specific topics they believe should be addressed in the environmental analysis. The focus of the scoping meeting will be the content to be studied in the EIR. Written comments on the scope of the EIR may also be sent to:

Kyle Perata, Associate Planner
City of Menlo Park
Community Development Department, Planning Division
701 Laurel Street
Menlo Park, CA 94025
ktperata@menlopark.org
Phone: 650.330.6721
Fax: 650.327.1653

Comments on the NOP are due no later than the close of the NOP review period at 5:00 p.m. on **Monday, July 20, 2015**. However, we would appreciate your response at the earliest possible date. Please send your written comments to Kyle Perata at the address shown above or email to

ktperata@menlopark.org with “Facebook Campus Expansion Project EIR” as the subject. Public agencies providing comments are asked to include a contact person for the agency.

PROJECT LOCATION AND EXISTING CONDITIONS: The 58-acre Project site encompasses the existing TE Connectivity (TE) campus at 300–309 Constitution Drive in the city of Menlo Park. The Project site, which includes assessor’s parcel number (APN) 055-260-250, is zoned M-2 (General Industrial) and M-2-X (General Industrial, Conditional Development). The site is designated as Limited Industry under the City’s General Plan and can be built out to approximately 1.142 million square feet (sf) of office uses under the allowable 0.45 floor area ratio (FAR), and up to approximately 1.396 million square feet or 0.55 FAR for other general industrial uses. The Project site is bounded by Bayfront Expressway/State Route (SR) 84 to the north, Facebook Building 20 to the east, and Chilco Street to the west and south. A portion of the Project site abuts the Dumbarton Rail Corridor to the south. Figure 1 depicts the location of the Project site.

Currently, there are 10 buildings containing industrial, warehouse, office, and research and development (R&D) uses at the Project site, totaling approximately 1.02 million sf, as well as 1,690 parking spaces. TE used and continues to use the site primarily for industrial activities and Pentair Thermal Controls leases one of the on-site buildings. In December 2014, the Planning Commission approved a conditional use permit to convert an existing 184,460-square-foot warehouse building located on the southwestern portion of the Project site for Facebook office uses. The conversion will result in an approximately 4,330 square feet reduction for a new building square footage of approximately 180,108 square feet. The renovation of this building (Building 23) is expected to be completed in the first quarter of 2016 and, while it is located on the Project site, it is not part of the Project.

PROJECT DESCRIPTION: The proposed Facebook Campus Expansion Project includes the demolition of buildings at the site (Building 23 would not be demolished) and the construction of two new office buildings (Building 21 and Building 22), encompassing approximately 967,000 sf (a net increase of approximately 127,000 sf at the Project site). Figure 2 shows the conceptual site plan. The proposed Building 21 would contain approximately 513,000 sf of office and event uses and be located on the eastern portion of the Project site. The event space would be utilized for internal Facebook events and have the capacity to accommodate approximately 2,000 people. Building 21 would be constructed during the first phase of development, and Building 22 would be constructed as the second phase of development. The proposed Building 22 would include approximately 450,000 sf of office uses and would be located on the western portion of the Project site. Both buildings would be constructed over surface parking that would contain approximately 3,800 parking spaces. The buildings would be connected to each other and the existing Building 20 east of the Project site via enclosed bridges. The buildings would have an architectural style, height, and massing similar to that of Facebook Building 20. Maximum building heights would be approximately 75 feet.

The Project would also include the potential for a 200-room limited-service hotel with approximately 175,000 sf of space (Building 24) in the northwestern portion of the Project site. The hotel, which would be located near the corner of Chilco Street and Bayfront Expressway, could be constructed in a future phase and would bring the total area of new development at the Project site to approximately 1.14 million sf, with a total FAR not to exceed 0.55 (including existing Building 23). The proposed office GFA would be consistent with the existing City General Plan and M-2 General Industrial Zoning District, which allows office uses at a FAR of up to 0.45 and the comprehensive project including the hotel would not exceed 0.55 FAR, which is consistent with the City General Plan. However, rezoning the entire site from M-2 and M-2-X to M-2-X would be required to exceed the maximum 35-foot height limit and a Zoning Ordinance Text Amendment would be required to accommodate the proposed hotel.

Access to the Project site is proposed from Constitution Drive and a new signalized intersection on Bayfront Expressway at the mid-point of the site. A vehicular connection on the east end of the site to the existing Building 20 could also be constructed. The Project may include a limit on the number of daily or

peak period vehicle trips to and from the site. The Project would be organized around a publicly accessible open space and a bicycle/pedestrian corridor that would run north-south through the middle of the site. The Project would also include construction of a new bicycle/pedestrian bridge over Bayfront Expressway to allow for access to the Bay Trail and Bedwell Bayfront Park from the Project site and the Belle Haven neighborhood. The perimeter of the Project site would have a landscaped buffer that would include bicycle/pedestrian pathways that would be separated from the vehicle access roads. The on-site paths would connect the proposed office buildings to Building 20 on the east and Facebook Buildings 10–19 on the north side of Bayfront Expressway.

PROJECT APPROVALS: The following approvals would be required by the City under the Project:

- Rezone from M-2 to M-2-X
- Conditional Development Permit
- Zoning Ordinance Text Amendment
- Development Agreement
- Heritage Tree Removal Permits
- Below-Market-Rate Housing Agreement
- Lot Line Adjustment
- Environmental Review
- Fiscal Impact Analysis

RESPONSIBLE AGENCIES: The agencies listed below are expected to review the draft EIR to evaluate the Project:

- Bay Area Air Quality Management District (BAAQMD)
- California Department of Transportation (Caltrans)
- California Regional Water Quality Control Board (RWQCB)/San Mateo Countywide Water Pollution Prevention Program
- City/County Association of Governments (C/CAG)
- San Mateo County Transportation Authority (SMCTA)
- Department of Toxic Substance Control (DTSC)
- Menlo Park Fire Protection District
- San Mateo County Environmental Health Division
- West Bay Sanitary District

INTRODUCTION TO EIR: The purpose of an EIR is to inform decision-makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information for evaluating a proposed project and its potential to cause significant effects on the environment, examine methods of reducing adverse environmental impacts, and identify alternatives to a proposed project. The Facebook Campus Expansion Project EIR will be prepared and processed in accordance with CEQA and the State CEQA Guidelines. The EIR will include the following:

- Summary of the Project and its potential environmental effects
- Description of the Project
- Description of the existing environmental setting, potential environmental impacts of the Project, and mitigation measures to reduce significant environmental effects of the Project
- Alternatives to the Project

- Cumulative impacts
- CEQA conclusions

PROBABLE ENVIRONMENTAL EFFECTS: The EIR will analyze whether the Project would have significant environmental impacts in the following areas:

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| • Aesthetics | • Hydrology and Water Quality |
| • Air Quality | • Land Use and Planning Policy |
| • Biological Resources | • Noise |
| • Cultural Resources | • Population and Housing |
| • Geology and Soils | • Public Services and Recreation |
| • Greenhouse Gas Emissions | • Utilities |
| • Hazards and Hazardous Materials | • Transportation and Traffic |

To help prepare several of these sections and analyze the impacts, a transportation study will be prepared. The transportation study will focus on intersections, residential and non-residential roadway segments, and Routes of Regional Significance. The transportation study for the Project and the ConnectMenlo General Plan update will be coordinated to ensure consistency and address both the near-term and long-term transportation needs and impacts of both projects. It is currently envisioned that a single, concurrent transportation analysis will be conducted to evaluate the Project and the ConnectMenlo General Plan update.

ENVIRONMENTAL EFFECTS NOT LIKELY TO REQUIRE FURTHER ANALYSIS: The Project is not anticipated to result in significant environmental effects in the following areas:

- Agricultural or Forestry Resources
- Mineral Resources

The Project site is fully developed in an urbanized area and located near SR 84 and US 101. As such, agricultural and mineral resources do not exist on the site, and a detailed analysis of these topics will not be included in the EIR.

ALTERNATIVES: Based on the significance conclusions determined in the EIR, alternatives to the Project will be analyzed to reduce identified impacts. Section 15126.6(e) of the State CEQA Guidelines requires the evaluation of a No-Project Alternative. Other alternatives may be considered during preparation of the EIR and will comply with the State CEQA Guidelines, which call for a “range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.”

EIR PROCESS: Following the close of the NOP comment period, a draft EIR will be prepared that will consider all NOP comments. In accordance with State CEQA Guidelines Section 15105(a), the draft EIR will be released for public review and comment for the required 45-day review period. Following the close of the 45-day public review period, the City will prepare a final EIR, which will include responses to all substantive comments received on the draft EIR. The draft EIR and final EIR will be considered by the Planning Commission and City Council in making the decision to certify the EIR and approve or deny the Project.

	<u>June 18, 2015</u>
_____ Kyle Perata, Associate Planner City of Menlo Park	Date



00296.15 City of Menlo Park - Facebook Constitution Expansion (05-15) 55



Figure 1
Project Location
Facebook Campus Expansion Project



00296.15 City of Menlo Park - Facebook Constitution Expansion (05-15) S5

Source: Gehry Partners, LLP, 2015



Figure 2
Conceptual Site Plan
 Facebook Campus Expansion Project