



**NOTICE OF AVAILABILITY OF THE
FINAL ENVIRONMENTAL IMPACT REPORT
AND
NOTICE OF PUBLIC HEARING
CITY OF MENLO PARK PLANNING COMMISSION
MEETING OF SEPTEMBER 26, 2016**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Menlo Park, California is scheduled to review the following item:

Zoning Ordinance Text Amendment, Rezoning, Conditional Development Permit, Development Agreement, Lot Reconfiguration, Heritage Tree Removal Permits, Below Market Rate Housing Agreement, and Environmental Review/Hibiscus Properties, LLC on behalf of Facebook, Inc./300-309 Constitution Drive and 1 Facebook Way:

1. Zoning Ordinance Text Amendment to include hotels as conditional uses within the M-2 zoning district. The text amendment would be consistent with the Limited Industry Land Use Designation of the existing General Plan;
2. Rezone entire site from M-2 (General Industrial) and M-2(X) (General Industrial, Conditional Development) to M-2(X) (General Industrial, Conditional Development) to allow for a Conditional Development Permit to establish the development regulations;
3. Conditional Development Permit (CDP) to redevelop an approximate 58-acre site (300-309 Constitution Drive) with approximately 962,400 square feet of office use, including ancillary employee amenities, and a 200-room hotel of approximately 174,800 square feet. Including the existing Building 23, addressed 300 Constitution Drive (approximately 180,108 square feet), the maximum gross floor area for offices would be approximately 1.143 million square feet, which is within the maximum 45 percent floor area ratio (FAR) for offices in the M-2 zoning district. With the hotel, the maximum gross floor area would be approximately 1.318 million square feet, or 52 percent total FAR, which is consistent with the FAR maximum of up to 55 percent for office and all other uses. The CDP would permit maximum building heights of up to 75 feet, allow building coverage to potentially exceed 50 percent of the site, identify the expanded construction hours, establish the permitted uses at the site, establish the maximum allowed signage area, permit the use and storage of hazardous materials associated with general office uses, set the parking ratio for the site, as well as to define all other development standards and regulations. The proposed CDP would incorporate the existing Building 20 (1 Facebook Way) and create one CDP for 300-309 Constitution Drive and 1 Facebook Way. No changes are proposed to Building 20;
4. Development Agreement for the provision of overall benefits to the City and adequate regulations in exchange for vested rights for the Facebook Campus Expansion Project;
5. Heritage Tree Removal Permits to permit the removal of approximately 274 heritage trees and establish a heritage tree replacement ratio associated with the proposed project;
6. Below Market Rate (BMR) Housing Agreement, per the requirements of the

City's Municipal Code, which would help increase the affordable housing supply by requiring the applicant to provide monies for the BMR fund or by procuring off-site BMR units;

7. Lot Reconfiguration to modify the location of two legal lots or merge the legal lots that comprise the project site and the adjacent lot for Building 20; and
8. Environmental Impact Report to analyze the potential environmental impacts of the proposed project.

The Final EIR prepared for the project identifies less than significant effects in the following categories: Land Use, Geology and Soils, Population and Housing, Public Services, and Utilities and Service Systems. The Final EIR identifies potentially significant environmental effects that can be mitigated to a less than significant level in the following categories: Aesthetics, Air Quality, Noise, Cultural Resources, Biological Resources, Hydrology and Water Quality, and Hazards and Hazardous Materials. The Final EIR identifies potentially significant environmental effects that are significant and unavoidable in the following categories: Transportation and Greenhouse Gas Emissions.

The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed hazardous waste sites are present at the location. The project location does not contain a hazardous waste site included in a list prepared under Section 65962.5 of the Government Code. The Hazardous Materials section of the Final EIR discusses this topic in more detail.

Copies of the Final EIR will be on file for review at the Menlo Park Main Library (Located at 800 Alma Street), Belle Haven Branch Library (Located at 413 Ivy Drive) and the Community Development Department, located at the Civic Center, 701 Laurel Street, Menlo Park, CA 94025, as well as on the City's website at <http://menlopark.org/995/Facebook-Campus-Expansion-Project>, as of **Thursday, September 15, 2016**. If you would like to submit written comments on the Final EIR, you are strongly encouraged to do so prior to **5:30 p.m., Monday, September 26, 2016**.

NOTICE IS HEREBY FURTHER GIVEN that the Planning Commission will hold a public hearing on this item in the Council Chambers of the City of Menlo Park, located at 701 Laurel Street, Menlo Park, California, on **Monday, September 26, 2016, at 7:00 p.m.** or as near as possible thereafter, at which time and place interested persons may appear and be heard thereon. If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or prior to, the public hearing.

The Planning Commission is scheduled to make a recommendation to the City Council, which is tentatively scheduled to review the project on October 18, 2016. The City Council will be the final decision-making body on the proposed project. Separate notice will be given for the confirmed City Council public hearing.

Documents related to these items may be inspected by the public on weekdays between the hours of 7:30 a.m. and 5:30 p.m. Monday through Thursday and 8:00 a.m. to 5:00 p.m. on Friday, with alternate Fridays closed, at the Community Development Department, 701 Laurel Street, Menlo Park.

Please call Kyle Perata, Senior Planner, if there are any questions or comments on this item. He can be reached at 650-330-6721 or by email at ktperata@menlopark.org. Up-to-date information on the project can be found on the project webpage: <http://menlopark.org/995/Facebook-Campus-Expansion-Project>

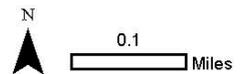
Si usted necesita más información sobre este proyecto, por favor llame al 650-330-6702, y pregunte por un asistente que hable español.

DATED: September 8, 2016 Thomas Rogers, Principal Planner
PUBLISHED: September 14, 2016 Planning Commission

If there are any questions, please call the Planning Division at (650) 330-6702.

Visit our Web site for Planning Commission public hearing, agenda, and staff report information: www.menlopark.org

CITY OF MENLO PARK
FACEBOOK CAMPUS EXPANSION PROJECT
300-309 Constitution Drive and 1 Facebook Way



REZONING:
M-2 (General Industrial) and M-2(X) (General Industrial, Conditional Development) to
M-2(X) (General Industrial, Conditional Development)

