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