



REGULAR MEETING MINUTES

Date: 2/8/2022
Time: 6:00 p.m.
Location: Zoom

Regular Session

A. Call To Order

Mayor Nash called the meeting to order at 6:05 p.m.

B. Roll Call

Present: Combs, Mueller, Nash, Taylor, Wolosin
Absent: None
Staff: Interim City Manager Justin Murphy, City Attorney Nira Doherty, City Clerk Judi A. Herren

C. Agenda Review

The City Council pull item G2. for discussion and reordered the agenda bringing item I3. before I2.

D. Report from Closed Session

No reportable actions.

E. Public Comment

None.

F. Presentations and Proclamations

F1. Proclamation: Black History Month (Attachment)

Mayor Nash read the proclamation (Attachment).

G. Consent Calendar

G1. Adopt a resolution to continue conducting the City's Council and advisory body meetings remotely due to health and safety concerns for the public and to authorize the use of hybrid meetings (Staff Report# 22-022-CC)

G2. Receive and file the Parks and Recreation Commission's work plan (Staff Report #22-024-CC)

The City Council continued this item to a future meeting.

G3. Receive the annual comprehensive financial report for the fiscal year ended June 30, 2021 (Staff Report #22-025-CC)

G4. Receive and file 2021 priorities and work plan quarterly report as of December 31, 2021 (Staff Report #22-029-CC)

ACTION: Motion and second (Mueller/ Nash), to approve the consent calendar excluding item G2., passed unanimously.

H. Public Hearing

H1. Introduce zoning ordinance text amendment to modify Municipal Code Chapter 16.92 (Signs-Outdoor Advertising) to allow increased signage for qualifying projects within the SP-ECR/D (El Camino Real/Downtown specific plan) zoning district (Staff Report #22-230-CC)

Acting Principal Planner Corinna Sandmeier made a presentation (Attachment).

Presidio Bay Ventures Managing Director Cyrus Sanandaji made a presentation (Attachment).

Mayor Nash opened the public hearing.

- Fran Dehn spoke in support of amending the zoning ordinance.

Mayor Nash closed the public hearing.

The City Council discussed the sizes of the proposed signage updates.

ACTION: Motion and second (Wolosin/ Taylor), that the City Council waive the first reading and introduce an ordinance approving a zoning ordinance text amendment to modify Municipal Code Chapter 16.92 (Signs-Outdoor Advertising) to allow increased signage for certain large projects within the SP-ECR/D (El Camino Real/Downtown specific plan) zoning district, passed 4-0 (Mueller recused).

I. Regular Business

I1. Authorize the city attorney and city manager to draft and execute an amendment to the professional services agreement with Team Sheeper, Inc. for continued operation of the Burgess Pool for 12 additional months; and direct staff to prepare a Request for Proposals for an aquatics operator at Burgess Pool and the future Menlo Park Community Campus aquatics center now under construction and anticipated to open in Summer 2023 (Staff Report #22-026-CC)

City Councilmember Mueller was recused from this item and exited the meeting.

Library and Community Services Director Sean Reinhart made the presentation (Attachment).

- Janet Davis spoke in support of the reinstatement of the wellness program.

The City Council received clarification on an upcoming aqua wellness therapy program provided by Team Sheeper Inc., pricing and accessibility to classes, outreach and input for the request for proposals (RFPs), and in-house service options.

The City Council discussed a City survey on pool use and programs.

ACTION: Motion and second (Combs/ Wolosin), to authorize the city attorney and city manager to draft and execute an amendment to the professional services agreement between the City of Menlo Park and Team Sheeper, Inc., to extend the term of the agreement through August 31, 2023 or the opening of the Menlo Park Community Campus aquatics center, whichever comes first, passed 3-1 (Taylor dissenting and Mueller recused).

ACTION: Motion and second (Combs/ Wolosin), direct staff to prepare a RFP (including outreach and in-house management options) to be issued in Autumn 2022 – and to which Team Sheeper, Inc. would be invited and encouraged to respond – for an aquatics operator at Burgess Pool and the future Menlo Park Community Campus aquatics center, with said operator agreement to become effective at both locations when the latter opens to the public, direct staff to schedule a study session on outreach before the release of the RFP, passed 4-0 (Mueller recused).

City Councilmember Mueller rejoined the meeting.

13. Consider and adopt a resolution approving the Water Supply Assessment for the 1350 Adams Court project (Staff Report #22-028-CC)

Acting Principal Planner Tom Smith made the presentation (Attachment).

The City Council received clarification on purple piping (recycled water) in Downtown area.

ACTION: Motion and second (Nash/ Combs), to adopt a resolution approving the water supply assessment prepared for the 1350 Adams Court project and incorporating changes read into the record through the presentation, 4-0 (Mueller recused).

12. Consider and adopt resolution approving the Water Supply Assessment for the Willow Village mixed-use masterplan project (Staff Report #22-027-CC)

City Councilmember Combs was recused from this item and exited the meeting.

Acting Planning Manager Kyle Perata made the presentation (Attachment).

The City Council received clarification on project site identification.

ACTION: Motion and second (Mueller/ Taylor), to adopt a resolution approving the water supply assessment (WSA) prepared for the Willow Village mixed-use masterplan project and incorporating changes read into the record through the presentation, passed 4-0 (Combs recused).

City Councilmember Combs rejoined to the meeting.

14. Consider 1) modifications to the composition and charge of the Housing Element Community Engagement and Outreach Committee, and 2) the use of a Community Based Organization to supplement the housing element update's community outreach and engagement efforts (Staff Report #22-032-CC)

Assistant Community Development Director Deanna Chow made the presentation (Attachment).

Mayor Nash reported out on communicating with Housing Element Community Engagement and Outreach Committee (CEOC) current and former members.

The City Council received clarification on District 1 outreach aligned with the Environmental Justice and Safety Elements and the needs of outreach City-wide criteria.

The City Council discussed communication efforts with the CEOC, staff, and City Councilmembers.

ACTION: Motion and second (Nash/ Mueller), to

1. Direct staff to return with a contract amendment for M-group to include hiring a Community-based

- Organization with experience in Belle Haven to be a trusted outreach partner in the community; and
2. instruct the CBO to involve in its community outreach those residents who served on CEOC and are interested in participating, as well as other community members particularly from District 1; and
 3. disband CEOC; and
 4. direct staff to return with proposal for outreach to engage community with fast-tracked residential projects, passed unanimously.

J. Informational Items

J1. City Council agenda topics: February – March 8, 2022 (Staff Report #22-023-CC)

- Adina Levin spoke in support of community outreach on housing development in the near-term and extending that outreach to community members that can benefit from housing.

J2. Release of the Downtown market study (Staff Report #22-031-CC)

K. City Manager's Report

Interim City Manager Justin Murphy reported out on the February 12, 2022 housing element community meeting and provided updates related to the new City website.

L. City Councilmember Reports

City Councilmember Taylor reported out on SFO Roundtable meeting, C/CAG meeting, and a meeting with Vice Mayor Wolosin and City Councilmember Taylor with residents related to interest in access to quality education.

Mayor Nash reported out on the Peninsula Clean Energy meeting.

M. Adjournment

Mayor Nash adjourned the meeting at 8:48 p.m.

Judi A. Herren, City Clerk

These minutes were approved at the City Council meeting of March 22, 2022.

NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE

Consistent with Government Code section 54953(e), and in light of the declared state of emergency, and maximize public safety while still maintaining transparency and public access, members of the public can listen to the meeting and participate using the following methods.

How to participate in the meeting

- Submit a written comment online up to 1-hour before the meeting start time:
city.council@menlopark.org *
Please include the agenda item number you are commenting on.
- Access the meeting real-time online at:
[Zoom.us/join](https://zoom.us/join) – Meeting ID 831 3316 9409
- Access the meeting real-time via telephone at:
(669) 900-6833
Meeting ID 831 3316 9409
Press *9 to raise hand to speak

*Written public comments are accepted up to 1-hour before the meeting start time.

- Watch meeting:
 - Cable television subscriber in Menlo Park, East Palo Alto, Atherton, and Palo Alto:
Channel 26
 - Online:
menlopark.org/streaming

Note: City Council closed sessions are not broadcast online or on television and public participation is limited to the beginning of closed session.

Subject to Change: Given the current public health emergency and the rapidly evolving federal, state, county and local orders, the format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the City's website www.menlopark.org. The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information (menlopark.org/agenda).

According to City Council policy, all meetings of the City Council are to end by midnight unless there is a super majority vote taken by 11:00 p.m. to extend the meeting and identify the items to be considered after 11:00 p.m.

BLACK HISTORY MONTH FEBRUARY 2022

WHEREAS, during Black History Month, we celebrate the many achievements and contributions made by African Americans to our economic, cultural, spiritual, and political development; and

WHEREAS, Black History Month grew out of the establishment, in 1926, of Negro History Week by Dr. Carter G. Woodson and the Association for the Study of African American Life and History; and

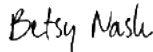
WHEREAS, the 2022 national theme focuses on the importance of Black Health and Wellness; and

WHEREAS, the observance of Black History Month calls our attention to the continued need to battle racism everywhere, including in our own city, and build a society that lives up to its democratic ideals; and

WHEREAS, the City of Menlo Park continues to work toward becoming an inclusive community in which all people —past, present, and future—are respected, valued equally, and recognized for their contributions and potential contributions to our community, the state, the country, and the world; and,

WHEREAS, the City of Menlo Park is proud to honor the history and contributions of African Americans in our community, throughout our state, nation, and world; and

NOW, THEREFORE, BE IT PROCLAIMED I, Betsy Nash, Mayor of the City of Menlo Park, hereby proclaim and celebrate February 2022 as Black History Month in Menlo Park.

DocuSigned by:

415E4B216DBE280

Betsy Nash, Mayor
February 8, 2021



PRESIDIO BAY
VENTURES

SPRINGLINE
MENLO PARK

MP CITY COUNCIL
FEBRUARY 8TH, 2022

| 1160 BATTERY ST, SUITE 100
SAN FRANCISCO, CA 94111

MENLO PARK SIGNAGE

- Outdated Signage Ordinance in Menlo Park
- Summary of existing Menlo Park signage regulations
- Menlo Park, Palo Alto, and Redwood City signage standards and precedent imagery
- Revised proposal addresses Planning Commission comments
- Community outreach



RECAP OF SIGNAGE ISSUES

- **History:** The current Menlo Park Signage Ordinance was originally designed for small lots or small business in the Downtown Core. A 100 sf cap on primary frontage and 50 sf cap on secondary frontages disproportionately hurt longer frontage/larger developments. **City Council has previously recognized that current signage area limits are not adequate for larger projects (like Springline) in Specific Plan area.**

- **Location:** Signage Amendment is being proposed to apply to the Downtown Specific Plan (ECR/D-SP) zoning district only.

- **Goal of this meeting:** As Springline is currently opening and signage issues have persisted since 2017, retailers have been significantly delayed and project is experiencing urgency to have adequate signage. A City Council approval for amendment will allow for Community Serving Uses and other commercial users to have the reasonable signage rights comparable to neighboring jurisdictions.

- **Master Signage Plan:** All existing signage controls, guidelines, and design standards remain in place except for the 100 and 50 SF Caps. This amendment will provide for adjustments to zoning to enable Springline and Middle Plaza to continue on with the Menlo Park signage protocol process of design, review, and permitting. Amendment includes language pursuant to Planning Commission comments regarding process for approval of Master Signage Plan.

MENLO PARK SIGNAGE REGULATION AND GUIDELINES – NO CHANGES PROPOSED

SIGNAGE CODE

- Code 16.92.110 - (7) No sign should be animated by means of flashing or traveling lights, moving or rotating parts or any other methods causing a non stationary condition

SIGNAGE GUIDELINES

- Be integrated to the façade of the building design, consistent with architecture in terms of style, materials, colors, proportions
- Should be proportionate to the size of buildings and size of site; size compatible with other signs in surrounding area.
- In general, letters between 8-18 inches is acceptable; lettering larger than 24 inches may be considered for buildings with large setbacks from the street.
- Signs lit with external source are recommended over internally lit signs; “halo” illumination is also acceptable.
- Colors, materials, design should be compatible and harmonize with color, materials, design of building and surrounding area.
- Signs using “bright colors” (specified shades of yellow, orange, red) shall require PC review/approval (unless less than 25% of area).
- Building signs shall be flush against building, may not project above eave of roof or top of parapet.
- Each business tenant shall be limited to one building mounted sign on each street frontage. (In addition, each business is allowed a suspended or blade sign.)
- Exposed tube neon signs are not encouraged.
- All signs require approval of Director of Community Development/designee
- (Fair Sharing Concept) - Allocate area of signage based on business frontage
- For Multi-tenant buildings, a coordinated sign program shall be prepared for property with more than one tenant.
- For Multi-tenant buildings, signage for the complex should be coordinated.
- For Multi-tenant building, concept of “fair sharing” shall be used

EXISTING SIGNAGE STANDARDS – MENLO PARK

➤ City of Menlo Park

- Maximum 100 sf of signage capped at 80 linear feet at primary frontage of lot.
- No additional signage at primary façade beyond 100 sf after cap is hit.
- Maximum 50 sf of signage at secondary frontages of lot.
- Master Sign Program for Multi-Tenant Properties.

EXISTING SIGNAGE – MENLO PARK ON EL CAMINO REAL *(NON-HWY 101)*



SIGNAGE STANDARDS – PALO ALTO

➤ City of Palo Alto

- Sign area allowance broken in freestanding signs and wall signs with a combination of signs allowed as the maximum.
- Freestanding - 1 sign per frontage with an additional sign allowed for frontage beyond 250 lf.
- Wall signs based on square footage of wall – 135 sf of sign for 5,000 sf of wall with 7 sf of signage are added for each additional 500 sf of wall.
- Master Sign Program process with opening to additional signage area.

EXISTING SIGNAGE – PALO ALTO ON EL CAMINO REAL *(NON-HWY 101)*



EXISTING SIGNAGE – PALO ALTO OFF OF EL CAMINO REAL *(NON- HWY 101)*



SIGNAGE STANDARDS – REDWOOD CITY

➤ City of Redwood City

- Sign area calculated at 1.5 sf of sign area to 1 lf of frontage.
- Each ground floor establishment may display one sign - Each legally recognized tenant is allowed at least 50 sf of sign area.
- Master Sign Program process with opening to additional signage area.

EXISTING SIGNAGE – REDWOOD CITY (NON- HWY 101)



PROPOSED SIGNAGE STANDARD MODIFICATIONS

- i. All existing City rules/guidance on sign colors, lighting etc. would apply to any signage authorized by proposed amendments.
- ii. Eliminate 100 sf and 50 sf area caps, while retaining basic City signage area equation.
- iii. Maximum sign area on any frontage shall be 1,000 sf regardless of the length of frontage.
- iv. Max of 50 sf per commercial sign, current rules have no limit.
- v. Limit on roof parapet tenant signage per frontage.
- vi. Exemption of certain project identification and directional signage from the overall signage area limits (For Example: “Springline” identification and “Parking” directional signage).
- vii. Any increased signage under proposed amendment would be reviewed by Planning Commission as part of a Master Sign Plan; once Master Sign Plan was reviewed/approved by Planning Commission individual signs that were consistent would be approved administratively. Allocation between tenants to be addressed as part of Master Sign Plan.
- viii. Planning Commission review of Master Signage Plan would focus on harmony / compatibility with design and general conformance with City Design Guidelines and some authority to grant exceptions from guidelines.

➤ **Planning Staff Report Note:** Proposed signage revisions result in allocations comparable to neighboring jurisdictions.

EL CAMINO REAL PERSPECTIVE



SIGNAGE ILLUSTRATION



SIGNAGE ILLUSTRATION



EL CAMINO REAL FRONTAGE ILLUSTRATION



1302 El Camino Real
North Tower



1300 El Camino Real
South Tower



OAK GROVE FRONTAGE ILLUSTRATION



GARWOOD FRONTAGE ILLUSTRATION



1302 El Camino Real
North Tower (*East Façade*)

COMMUNITY OUTREACH

- Residential neighbors, neighboring businesses and visitors.
- The Menlo Chamber has been instrumental in socializing these proposed changes amongst their membership and has graciously hosted us at several farmers markets including, most recently, on 12/5 and 12/8. The Springline team shared our proposed signage massing plan to canvass feedback.
- Feedback to date has been very supportive of allowing commercial (office), retail and project identification/wayfinding, as proposed with the goal of insuring our project is a commercial success to the benefit of activating Downtown.
- No public objection expressed during three separate Planning Commission process.





THANK YOU

Total Springline Signage Requirement					
			Project ID / Wayfinding Excluded		Commercial Visible
El Camino Real			178 SF		477 SF
Visible from Oak Grove			41 SF		90 SF
Visible from Garwood Way			234 SF		150 SF
TOTAL			453 SF		717 SF
<i>Columns above reflect areas of signage shown in massing study sheets</i>					

Proposed Maximum Non-Exempt Commercial Signage Area Under Proposed Amendment
540 SF
165 SF
402 SF
1,107 SF

Maximum Signage Area Existing and Proposed Rules

	Total Lot Linear Frontage (in feet) at Springline				Current Signage: Allowable Square footage per Menlo Park City Code (Primary Max 100 Secondary Max 50)	Final Proposed Signage Amendment (Feb. 2022): Primary Façade: (30+((FRONTAGE-10)*(8/7))) Secondary Façade: 0.5*(30+((FRONTAGE-10)*(8/7))) Exclusion for Project ID & Wayfining
El Camino Real - Primary	456				100	540 SF
Oak Grove - Secondary	273				50	165 SF
Garwood Way - Secondary	688				50	402 SF
TOTALS	1,417				200 SF	1,107 SF



AQUATICS SERVICE AGREEMENT

February 8, 2022



RECOMMENDATION

- Authorize the city attorney and city manager to draft and execute an amendment to the professional services agreement with Team Sheeper, Inc. for continued operation of the Burgess Pool through August 31, 2023 or the opening of the Menlo Park Community Campus aquatics center, whichever comes first; and
- Direct staff to prepare a Request for Proposals (RFP) for an aquatics operator at Burgess Pool and the future Menlo Park Community Campus aquatics center now under construction and anticipated to open in Summer 2023



BACKGROUND

- Team Sheepar, Inc. is the current operator of Burgess Pool, and previously operated Belle Haven Pool until it closed for construction in 2021
- Current agreement ends August 31, 2022; automatically extends for 12 additional months absent any action
- Either party may provide written notification at least 180 days in advance of intent to amend the terms of the agreement
- Staff recommends amending the agreement to establish express terms that the extended agreement would expire August 31, 2023, or when the MPCC aquatics center opens, whichever comes first.

ANNUAL AQUATICS REPORT



- Required by Section 9 of the agreement by January 30 of each year
- Prepared by Team Sheeper Inc.
- Includes program statistics, resident and non-resident participation data, customer survey results, current and projected schedules, fees by program area, fee comparisons to other area aquatics centers, certifications, and other relevant data
- Attachment B to the staff report
- Scheduled to be presented to the Parks and Recreation Commission at its February 23 regular meeting.



MPCC AQUATICS OPERATOR

- Staff recommends issuing a Request for Proposals (RFP) in Autumn 2022 for an aquatics operator at Burgess Pool and MPCC aquatics center
- The start of the new agreement would be timed to coincide with the projected Summer 2023 opening of the MPCC aquatics center
- The current aquatics service provider, Team Sheeper, Inc. would be invited and encouraged to respond to the RFP
- Issuing the RFP in Autumn 2022 will provide the City sufficient time to select the operator, negotiate the agreement, and prepare for the start of operations at the new MPCC facility in Summer 2023.



RECOMMENDATION

City staff recommends that the City Council:

- Authorize the city attorney and city manager to draft and execute an amendment to the professional services agreement with Team Sheeper, Inc. for continued operation of the Burgess Pool through August 31, 2023 or the opening of the Menlo Park Community Campus aquatics center, whichever comes first; and
- Direct staff to prepare a Request for Proposals (RFP) for an aquatics operator at Burgess Pool and the future Menlo Park Community Campus aquatics center now under construction and anticipated to open in Summer 2023

A photograph of a construction site showing rebar structures and wooden formwork. Two workers in safety gear are visible. The image is partially obscured by a blue semi-transparent banner and a yellow vertical bar on the left.

1350 ADAMS COURT WATER SUPPLY ASSESSMENT

February 8, 2022 City Council Meeting

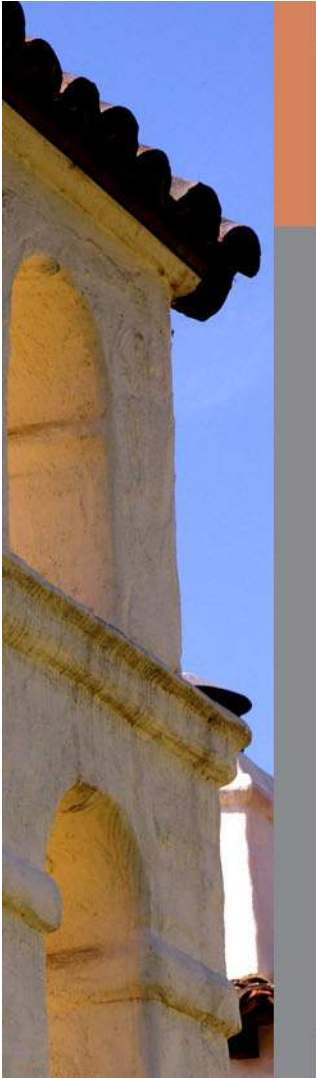


- Meeting Purpose
- Proposed Project
- Projected Water Demand
- Water Supply Availability
- Corrections to WSA
- Recommendation



MEETING PURPOSE

- Consider a water supply assessment (WSA) for the 1350 Adams Court project
 - Council is acting as the governing body for Menlo Park Municipal Water (MPMW)
 - WSA is required because the proposed project includes more than 250,000 s.f. of office (life sciences/R&D uses)
- The WSA evaluates whether sufficient water supply is available during normal, single dry, and multiple dry years to meet project demand over 20-year period
 - Also account for planned growth in service area
- Approving the WSA would **not**:
 - Commit the City to serve water to the proposed project
 - Consider and/or endorse the merits of the project
 - Approve the project



MEETING PURPOSE

- Approving the WSA would allow the City to incorporate the document into the project environmental impact report (EIR)
 - California Environmental Quality Act (CEQA) requires governing body of water system that would supply water to the project to:
 - Determine whether the projected water demand of the project was included in the most recent urban water management plan (UWMP)
 - Prepare a water assessment to be adopted at a regular or special meeting of the governing body



PROPOSED PROJECT



- Site zoned LS-B
- 11.2-acre parcel contains existing R&D building with 4.4 undeveloped acres
- 260,400 s.f. of additional life sciences R&D uses proposed
 - Existing building would remain
- Floor area ratio (FAR) for entire site would be 90.7%
- Located in Lower Zone of MPMW service area





PROJECTED WATER DEMAND

- Proposed project incorporates conservation measures
 - Water-efficient fixtures and equipment
 - Drip irrigation and drought-tolerant landscaping
- Purple pipe installation would allow the project to use recycled water when it becomes available in the area
- Estimated water demand after conservation: 4.82 million gallons/year
- Project is within permitted cumulative development totals in:
 - ConnectMenlo General Plan Update
 - ConnectMenlo water supply evaluation and EIR
 - MPMW 2015 and 2020 UWMPs



WATER DEMAND



Table 2-2. Proposed Project Impact on ConnectMenlo Study Area Potable Water Demand

Demand Source	Annual Water Demand, MG/yr
ConnectMenlo Total Potable Water Demand at Buildout ^(a)	343
Proposed Project Potable Water Demand ^(b)	5
Remaining Potable Water Demand for Other Projects within ConnectMenlo Study Area^(c)	338

(a) Water Supply Evaluation Study for ConnectMenlo – General Plan and M-2 Area Zoning Update (Table 2), prepared by EKI, February 2016. The Water Supply Evaluation Study assumed that total water demand in the ConnectMenlo study area would be met using potable water.
 (b) From Table 2-1 above.
 (c) Other projects in the ConnectMenlo study area currently in the planning stages include Willow Village with a projected net potable water demand of approximately 85 MG/yr and Commonwealth Building 3 with a projected potable water demand of approximately 14 MG/yr. These projects are still in the planning stage so their projected water demands are subject to change. Recently approved projects subject to water budgets and annual water usage limits include Menlo Portal and Menlo Uptown which are anticipated to use 12.6 and 9.1 MG/yr, respectively.



WATER SUPPLY AVAILABILITY

- MPMW purchases all potable water from Regional Water System (RWS) operated by San Francisco Public Utilities Commission
 - MPMW has an individual supply guarantee of 1,630 million gallons/year through 2034
- Reliability of water supply in drought years affected by 2018 Bay-Delta Amendment implementation
 - Would require release of 40% of unimpaired flow of three San Joaquin River tributaries to increase salmonid fish populations each year from February through June
- WSA evaluates findings for a scenario where Bay-Delta Plan is implemented and one where it is not implemented



WATER SUPPLY AVAILABILITY



Table 2: Summary of WSA findings

	Implementation of Bay-Delta Plan amendment	No Bay-Delta Plan amendment
Normal years	Sufficient supply exists	Sufficient supply exists
Single dry year	27 to 32 percent reductions required	Sufficient supply exists
Multiple dry years	27 to 44 percent reductions required	16.5 percent reduction required in fourth and fifth consecutive dry years
Actions required to respond to shortfalls	Implementation of Water Shortage Contingency Plan, up to shortage level 5	Implementation of water shortage contingency plan, up to shortage level 2



WSA CORRECTIONS

- Table 7-2 (page 27) understates the amount of water supply available with Bay-Delta Plan Amendment implementation from 2nd to 5th consecutive dry years in 2040

Table 7-2. Projected MPMW Water Supplies with Bay-Delta Plan Amendment

Hydrologic Condition	Projected Water Supply, MG ^(a)			
	2025	2030	2035	2040
Normal Year ^(b)	1,678	1,750	1,750	1,750
Single Dry Year ^(c)	877	978	1,018	1,062
Multiple Dry Years – Year 1 ^(d)	877	978	1,018	1,062
Multiple Dry Years – Year 2 ^(d)	760	854	887	827
Multiple Dry Years – Year 3 ^(d)	760	854	887	827
Multiple Dry Years – Year 4 ^(d)	760	854	887	827
Multiple Dry Years – Year 5 ^(d)	760	854	824	827

(a) Includes projected potable water supply from the SFPUC RWS and projected recycled water supply (48 MG/yr in 2025 and 120 MG/yr for 2030 to 2040) (see Table 6-1).
 (b) Source: MPMW 2020 UWMP, Table 7-4.
 (c) Source: MPMW 2020 UWMP, Table 7-5.
 (d) Source: MPMW 2020 UWMP, Table 7-6

Original

Table 7-2. Projected MPMW Water Supplies with Bay-Delta Plan Amendment

Hydrologic Condition	Projected Water Supply, MG ^(a)			
	2025	2030	2035	2040
Normal Year ^(b)	1,678	1,750	1,750	1,750
Single Dry Year ^(c)	877	978	1,018	1,062
Multiple Dry Years – Year 1 ^(d)	877	978	1,018	1,062
Multiple Dry Years – Year 2 ^(d)	760	854	887	927
Multiple Dry Years – Year 3 ^(d)	760	854	887	927
Multiple Dry Years – Year 4 ^(d)	760	854	887	832
Multiple Dry Years – Year 5 ^(d)	760	854	824	832

(a) Includes projected potable water supply from the SFPUC RWS and projected recycled water supply (48 MG/yr in 2025 and 120 MG/yr for 2030 to 2040) (see Table 6-1).
 (b) Source: MPMW 2020 UWMP, Table 7-4.
 (c) Source: MPMW 2020 UWMP, Table 7-5.
 (d) Source: MPMW 2020 UWMP, Table 7-6

Revised



WSA CORRECTIONS



- Table 8-1 (page 30) carries over the incorrect amounts from Table 7-1
- Overstates shortfalls in the 2nd through 5th consecutive dry years in 2040

Table 8-1. MPMW Summary of Water Demand Versus Supply with Bay-Delta Plan Amendment During Hydrologic Normal, Single Dry, and Multiple Dry Years

Hydrologic Condition	Supply and Demand Comparison, MG				
	2025	2030	2035	2040	
Normal Year					
Available Water Supply ⁽¹⁾	1,678	1,750	1,750	1,750	
Total Water Demand ⁽²⁾	1,296	1,345	1,410	1,483	
Potential Surplus (Deficit)	382	405	340	267	
Percent Shortfall of Demand	-	-	-	-	
Single Dry Year					
Available Water Supply ⁽¹⁾	877	978	1,018	1,062	
Total Water Demand ⁽²⁾	1,296	1,345	1,410	1,483	
Potential Surplus (Deficit)	(419)	(367)	(392)	(421)	
Percent Shortfall of Demand	32%	27%	28%	28%	
Multiple Dry Years					
Available Water Supply ⁽¹⁾	877	978	1,018	1,062	
Total Water Demand ⁽²⁾	1,296	1,345	1,410	1,483	
Potential Surplus (Deficit)	(419)	(367)	(392)	(421)	
Percent Shortfall of Demand	32%	27%	28%	28%	
Multiple-Dry Year 1	Available Water Supply ⁽¹⁾	760	854	887	827
	Total Water Demand ⁽²⁾	1,296	1,345	1,410	1,483
	Potential Surplus (Deficit)	(536)	(491)	(523)	(656)
	Percent Shortfall of Demand	41%	37%	37%	44%
Multiple-Dry Year 2	Available Water Supply ⁽¹⁾	760	854	887	827
	Total Water Demand ⁽²⁾	1,296	1,345	1,410	1,483
	Potential Surplus (Deficit)	(536)	(491)	(523)	(656)
	Percent Shortfall of Demand	41%	37%	37%	44%
Multiple-Dry Year 3	Available Water Supply ⁽¹⁾	760	854	887	827
	Total Water Demand ⁽²⁾	1,296	1,345	1,410	1,483
	Potential Surplus (Deficit)	(536)	(491)	(523)	(656)
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Original

Table 8-1. MPMW Summary of Water Demand Versus Supply with Bay-Delta Plan Amendment During Hydrologic Normal, Single Dry, and Multiple Dry Years

Hydrologic Condition	Supply and Demand Comparison, MG				
	2025	2030	2035	2040	
Normal Year					
Available Water Supply ⁽¹⁾	1,678	1,750	1,750	1,750	
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Potential Surplus (Deficit)	382	405	340	267	
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Single Dry Year					
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	Potential Surplus (Deficit)	(536)	(491)	(586)	(652)
	Percent Shortfall of Demand	41%	37%	42%	44%

Revised



RECOMMENDATION

- Adopt resolution approving the WSA
 - Incorporate changes staff read into the record through this presentation
 - Approval of WSA does not approve the proposed project



THANK YOU



WATER SUPPLY AVAILABILITY WITH BAY-DELTA PLAN



- In normal years, adequate supply to serve MPMW’s existing and planned uses including proposed project through 2040
- In single dry years, shortfalls of 27% to 32%
- In multiple dry years, shortfalls of 27% to 44%

Table 8-1. MPMW Summary of Water Demand Versus Supply with Bay-Delta Plan Amendment During Hydrologic Normal, Single Dry, and Multiple Dry Years

Hydrologic Condition	Supply and Demand Comparison, MG				
	2025	2030	2035	2040	
Normal Year					
Available Water Supply ⁽¹⁾	1,678	1,750	1,750	1,750	
Total Water Demand ⁽²⁾	1,296	1,345	1,410	1,483	
Potential Surplus (Deficit)	382	405	340	267	
Percent Shortfall of Demand	-	-	-	-	
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	Total Water Demand ⁽²⁾	1,296	1,345	1,410	1,483
	Potential Surplus (Deficit)	(536)	(491)	(523)	(557)
	Percent Shortfall of Demand	41%	37%	37%	38%



WATER SUPPLY AVAILABILITY WITHOUT BAY-DELTA PLAN



- In normal years, adequate supply to serve MPMW’s existing and planned uses including proposed project through 2040
- In single dry years, adequate supply
- In multiple dry years, adequate supply
- In 2045, 16.5% shortfall projected during 4th and 5th consecutive dry years

Table 8-2. MPMW Summary of Water Demand Versus Supply without Bay-Delta Plan Amendment During Hydrologic Normal, Single Dry, and Multiple Dry Years

Hydrologic Condition	Supply and Demand Comparison, MG				
	2025	2030	2035	2040	
Normal Year					
Available Water Supply ⁽¹⁾	1,678	1,750	1,750	1,750	
Total Water Demand ⁽²⁾	1,296	1,345	1,410	1,483	
Potential Surplus (Deficit)	382	405	340	267	
Percent Shortfall of Demand	-	-	-	-	
Single Dry Year					
Available Water Supply ⁽¹⁾	1,344	1,465	1,530	1,603	
Total Water Demand ⁽²⁾	1,296	1,345	1,410	1,483	
Potential Surplus (Deficit)	48	120	120	120	
Percent Shortfall of Demand	-	-	-	-	
Multiple Dry Years					
Multiple-Dry Year 1	Available Water Supply ⁽¹⁾	1,344	1,465	1,530	1,603
	Total Water Demand ⁽²⁾	1,296	1,345	1,410	1,483
	Potential Surplus (Deficit)	48	120	120	120
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	Total Water Demand ⁽²⁾	1,296	1,345	1,410	1,483
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	Total Water Demand ⁽²⁾	1,296	1,345	1,410	1,483
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	Total Water Demand ⁽²⁾	1,296	1,345	1,410	1,483
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	Total Water Demand ⁽²⁾	1,296	1,345	1,410	1,483
	Potential Surplus (Deficit)	48	120	120	120
	Percent Shortfall of Demand	-	-	-	-



WILLOW VILLAGE WATER SUPPLY ASSESSMENT
February 8, 2022 City Council Meeting



- Meeting Purpose
- Proposed Project
- Projected Water Demand
- Water Supply Availability
- Corrections to WSA
- Recommendation



MEETING PURPOSE

- Consider a water supply assessment (WSA) for the Willow Village mixed-use masterplan project
 - Council is acting as the governing body for Menlo Park Municipal Water (MPMW)
 - WSA is required because the proposed project includes more than 250,000 s.f. of office
 - Also required because project is includes more than 500 residential dwelling units
- The WSA evaluates whether sufficient water supply is available during normal, single dry, and multiple dry years to meet project demand over 20-year period
 - Also accounts for planned growth in service area
- Approving the WSA would **not**:
 - Commit the City to serve water to the proposed project
 - Consider and/or endorse the merits of the project
 - Approve the project



MEETING PURPOSE

- Approving the WSA would allow the City to incorporate the document into the project environmental impact report (EIR)
 - California Environmental Quality Act (CEQA) requires governing body of water system that would supply water to the project to:
 - Determine whether the projected water demand of the project was included in the most recent urban water management plan (UWMP)
 - Prepare a water assessment to be adopted at a regular or special meeting of the governing body



PROPOSED PROJECT



- Comprehensive redevelopment of 59 acre project site
- Site zoned O-B and R-MU-B
- 1,730 dwelling units
- 193 hotel rooms
- 200,000 sf retail
- 1.6 M sf Campus District
 - 1.25 M sf office
 - 350,000 sf accessory use
- 20 acres of open space
 - 8 acres publicly accessible
- Located in Lower Zone of MPMW service area





PROJECTED WATER DEMAND

- WSA incorporated water usage on Hamilton Avenue Parcels
- WSA incorporated project variants
 - increased housing variant most water intensive
- Proposed project utilizes recycled water
 - West Bay Sanitary District Bayfront Recycled Water Project
 - On-site recycled water treatment plant project variant
- Estimated potable water demand: 85 million gallons/year



WATER DEMAND



Table 2-1. Projected Water Demand for the Proposed Project

Water Use	Projected Annual Water Demand, MG/yr			
	Proposed Project	Variant I: Increased Residential Density	Variant II: No Hamilton Avenue Realignment	Variant III: No Willow Road Tunnel and Variant IV: On-Site Recycled Water
Indoor Potable	98	104	94	98
Toilet Flushing (non-potable)	21	22	21	21
Cooling (non-potable)	9	9	9	9
Irrigation (non-potable)	27	27	26	27
Total Projected Water Demand	155	162	150	155
Projected Water Demand (potable)	98 (63%)	104 (64%)	94 (63%)	98 (63%)
Projected Water Demand (non-potable)	57 (37%)	58 (36%)	56 (37%)	57 (37%)
Existing Potable Water Use at Proposed Project Site ^(a)	19	19	19	19
Net increase in Potable Water Demand^(b)	79	85	75	79



WATER DEMAND



- Project is within permitted cumulative development totals in:
 - ConnectMenlo General Plan Update
 - ConnectMenlo water supply evaluation and EIR
 - MPMW 2020 UWMP

Demand Source	Annual Water Demand, MG/yr
ConnectMenlo Total Potable Water Demand at Buildout ^(a)	343
Proposed Project Net Potable Water Demand Increase ^(b)	85
Remaining Potable Water Demand for Other Projects within ConnectMenlo Study Area^(c)	258



WATER SUPPLY AVAILABILITY

- MPMW purchases all potable water from Regional Water System (RWS) operated by San Francisco Public Utilities Commission
 - MPMW has an individual supply guarantee of 1,630 million gallons/year through 2034
- Reliability of water supply is dependent on 2018 Bay-Delta Amendment implementation
 - Would require release of 40% of unimpaired flow of three San Joaquin River tributaries to increase salmonid fish populations each year from February through June
 - Has not been implemented at this time
- WSA evaluates findings for a scenario where Bay-Delta Plan is implemented and one where it is not implemented



WATER SUPPLY AVAILABILITY



Table 3: Summary of WSA findings

	Implementation of Bay Delta Plan Amendment	No Bay-Delta Plan Amendment
Normal years	Sufficient supply exists	Sufficient supply exists
Single dry year	27 to 32 percent reductions required	Sufficient supply exists
Multiple dry years	27 to 44 percent reductions required	16.5 percent reduction required in fourth and fifth consecutive dry years
Actions required to respond to shortfalls	Implementation of water shortage contingency plan, up to shortage level 5	Implementation of water shortage contingency plan, up to shortage level 2



WSA CORRECTIONS



- Table 7-2 (page 38) understates the amount of water supply available with Bay-Delta Plan Amendment implementation from 2nd to 5th consecutive dry years in 2040

Table 7-2. Projected MPMW Water Supplies with Bay-Delta Plan Amendment

Hydrologic Condition	Projected Water Supply, MG ^(a)			
	2025	2030	2035	2040
Normal Year ^(b)	1,678	1,750	1,750	1,750
Single Dry Year ^(c)	877	978	1,018	1,062
Multiple Dry Years – Year 1 ^(d)	877	978	1,018	1,062
Multiple Dry Years – Year 2 ^(d)	760	854	887	827
Multiple Dry Years – Year 3 ^(d)	760	854	887	827
Multiple Dry Years – Year 4 ^(d)	760	854	887	827
Multiple Dry Years – Year 5 ^(d)	760	854	824	827

(a) Includes projected potable water supply from the SFPUC RWS and projected recycled water supply (48 MG/yr in 2025 and 120 MG/yr for 2030 to 2040) (see Table 6-1).
 (b) Source: MPMW 2020 UWMP, Table 7-4.
 (c) Source: MPMW 2020 UWMP, Table 7-5.
 (d) Source: MPMW 2020 UWMP, Table 7-6

Table 7-2. Projected MPMW Water Supplies with Bay-Delta Plan Amendment

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 (c) Source: MPMW 2020 UWMP, Table 7-5.
 (d) Source: MPMW 2020 UWMP, Table 7-6



WSA CORRECTIONS



- Table 8-1 (page 41) carries over the incorrect amounts from Table 7-1
- Overstates shortfalls in the 2nd through 5th consecutive dry years in 2040

Table 8-1. MPMW Summary of Water Demand Versus Supply with Bay-Delta Plan Amendment During Hydrologic Normal, Single Dry, and Multiple Dry Years

Hydrologic Condition	Supply and Demand Comparison, MG				
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Revised



RECOMMENDATION

- Adopt resolution approving the WSA for the Willow Village mixed-use masterplan project
 - Incorporate changes staff read into the record through this presentation

- Approving the WSA would **not**:
 - Commit the City to serve water to the proposed project;
 - Consider and/or endorse the merits of the proposed project; or
 - Approve the proposed project



THANK YOU

A wide landscape photograph serves as the background for the slide. It depicts a river or stream winding through a lush green valley. The sky is filled with large, dramatic clouds, some of which are illuminated from below, suggesting a sunset or sunrise. The foreground shows some reeds and grasses along the water's edge.

CONSIDERATION OF HOUSING ELEMENT CEOC AND USE OF COMMUNITY-BASED ORGANIZATION

February 8, 2022 City Council



AGENDA

- Continue City Council's January 11, 2022 discussion on composition and role of Housing Element Community Engagement and Outreach Committee (CEOC)
- Direction to staff on:
 - Composition and charge of the CEOC
 - Use of community-based organization (CBO)





CEOC BACKGROUND



- Established CEOC in April 2021 to serve as an advisory group focused on community engagement and outreach for the Housing Element Update
- Roles and Responsibilities
 - Serve as an ambassador of the project
 - Help guide and provide feedback on the community engagement plan
 - Serve as a community resource
- Representation from all areas of the City
 - 14-member body
 - 8 members currently remain
 - No members currently from District 1



CEOC – FUTURE CHARGE



- Options to consider:
 1. Maintain CEOC with current charge with staff liaison
 2. Maintain CEOC with current charge supported by City Council liaison
 3. Establish a new community working group
 4. Dissolve as a formal committee
 5. Other direction as provided by the City Council
- Project team believes partnering with a CBO to supplement community engagement is important with any of the options



CEOC – SIZE AND COMPOSITION



- If the CEOC continues in options #1 and #2 previously discussed:
- Six members expressed interest in remaining on CEOC
- Number and Composition of Committee Members Options:
 - Maintain 14-member body
 - Reduce to 8-member body (add two District 1 representatives to the six interested members; all Districts represented)
 - Other direction as provided by the City Council
- Recruitment (District 1)
 - Recommend Councilmember Taylor identify interested participants for appointment by the City Council



CITY COUNCIL DIRECTION



- City Council to provide direction:
 - Charge of CEOC
 - Size and composition of CEOC
 - Use of a CBO to support outreach, particularly in District 1
- Return to City Council to authorize changes as directed for the CEOC and augmentations to the scope of work



THANK YOU