



## REGULAR MEETING AGENDA

**Date:** 6/20/2016  
**Time:** 7:00 p.m.  
**City Council Chambers**  
**701 Laurel St., Menlo Park, CA 94025**

**A. Call To Order**

**B. Roll Call**

**C. Reports and Announcements**

Under “Reports and Announcements,” staff and Commission members may communicate general information of interest regarding matters within the jurisdiction of the Commission. No Commission discussion or action can occur on any of the presented items.

**D. Public Comment**

Under “Public Comment,” the public may address the Commission on any subject not listed on the agenda, and items listed under Consent Calendar. Each speaker may address the Commission once under Public Comment for a limit of three minutes. Please clearly state your name and address or political jurisdiction in which you live. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

**E. Consent Calendar**

- E1. Approval of minutes from the May 23, 2016 Planning Commission meeting. ([Attachment](#))

**F. Public Hearing**

- F1. Draft Environmental Impact Report (EIR) Public Hearing/Hibiscus Properties, LLC on behalf of Facebook/Facebook Campus Expansion Project (300-309 Constitution Drive): Public hearing to receive public comments on the Draft EIR for the Facebook Campus Expansion Project. The Draft 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 Draft 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 Draft 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 Draft EIR discusses this topic in more detail. Written comments may also be submitted to the Community Development Department (701 Laurel Street, Menlo Park) no later than 5:30 p.m., Monday, July 11, 2016. ([Staff Report #16-049-PC](#))

## **G. Study Session**

- G1. Study Session on Zoning Ordinance Text Amendment, Rezoning, Conditional Development Permit, Development Agreement, Lot Reconfiguration, Heritage Tree Removal Permits, and Below Market Rate Housing Agreement /Hibiscus Properties, LLC on behalf of Facebook, Inc./300-309 Constitution Drive. Study session to receive comments on the Facebook Campus Expansion Project to redevelop the approximately 58 acre site with approximately 962,400 square feet of offices in two new buildings and a 200 room hotel of approximately 174,800 square feet. Including the existing Building 23 (approximately 180,108 square feet), the maximum gross floor area for offices would be approximately 1.143 million square feet, which is within maximum 45 percent floor area ratio (FAR) for offices. With the hotel, the maximum gross floor area would be approximately 1.318 million square feet, or 52 percent FAR, which is consistent with the FAR maximum of up to 55 percent for all other uses. The proposal includes a conditional development permit to allow maximum building heights of up to 75 feet and allow building coverage to potentially exceed 50 percent of the site, as well as to define all other development standards. The CDP would also include the existing Building 20 (1 Facebook Way). The project includes a request to remove approximately 274 heritage trees. In addition, the project proposal includes a development agreement and below market rate (BMR) housing agreement. ([Staff Report #16-049-PC](#))

## **H. Public Hearing**

- H1. General Plan Amendment, Zoning Ordinance Amendment, Rezoning, Environmental Review/City of Menlo Park: Public hearing to receive public comments on the Draft EIR for the General Plan Land Use and Circulation Elements and M-2 Area Zoning Update. The Draft EIR prepared for the project identifies less than significant effects in the following categories: Aesthetics, Geology, Soils and Seismicity, Hydrology and Water Quality, and Public Services and Recreation. The Draft EIR identifies potentially significant environmental effects that can be mitigated to a less than significant level in the following categories: Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Land Use Planning, Noise, and Utilities and Service Systems. The Draft EIR identifies potentially significant environmental effects that are significant and unavoidable in the following categories: Air Quality, Greenhouse Gas Emissions, Population and Housing, and Transportation and Circulation. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed hazardous material sites are present at the location. The project area does contain a hazardous waste site included in a list prepared under Section 65962.5 of the Government Code. Written comments may also be submitted to the Community Development Department (701 Laurel Street, Menlo Park) no later than 5:00 p.m., Friday, July 15, 2016. ([Staff Report #16-050-PC](#))

## **I. Informational Items**

- I1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual



Commissioners may notify staff of planned absences.

- Regular Meeting: July 11, 2016
- Regular Meeting: July 25, 2016
- Regular Meeting: August 15, 2016

## **J. Adjournment**

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at [www.menlopark.org](http://www.menlopark.org) and can receive e-mail notification of agenda and staff report postings by subscribing to the "Notify Me" service at [menlopark.org/notifyme](http://menlopark.org/notifyme). Agendas and staff reports may also be obtained by contacting the Planning Division at (650) 330-6702. (Posted: 6/15/16)

At every Regular Meeting of the Commission, in addition to the Public Comment period where the public shall have the right to address the Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during the Commission's consideration of the item.

At every Special Meeting of the Commission, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during consideration of the item.

Any writing that is distributed to a majority of the Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available for inspection at the City Clerk's Office, 701 Laurel St., Menlo Park, CA 94025 during regular business hours.

Persons with disabilities, who require auxiliary aids or services in attending or participating in Commission meetings, may call the City Clerk's Office at 650-330-6620.



## REGULAR MEETING MINUTES - DRAFT

**Date:** 5/23/2016

**Time:** 7:00 p.m.

**City Council Chambers**

**701 Laurel St., Menlo Park, CA 94025**

### A. Call To Order

Chair Katherine Strehl called the meeting to order at 7:02 p.m.

### B. Roll Call

Present: Andrew Barnes, Susan Goodhue, Larry Kahle, John Onken, Henry Riggs, Katherine Strehl (Chair)

Absent: Andrew Combs (Vice Chair)

Staff: Deanna Chow, Principal Planner; Tom Smith, Associate Planner, Corinna Sandmeier, Associate Planner; Leigh Prince, City Attorney

### C. Reports and Announcements

Principal Planner Chow said the City Council at its May 24, 2016 meeting would consider adopting a resolution to extend the Secondary Dwelling Unit Ordinance previously adopted in 2014 that allowed for conversion of accessory buildings into secondary dwelling units. She said on May 25, 2016 a Budget Workshop would be held and on Thursday, May 26, 2016, the Environmental Impact Report (EIR) on the Facebook Campus Expansion would be released.

### D. Public Comment

There was none.

### E. Consent Calendar

- E1. Approval of minutes from the April 18, 2016 Planning Commission meeting. ([Attachment](#))

**ACTION:** Motion and second (Kahle/Strehl) to approve the minutes with the following edits; passes 5-0 with Commissioners Barnes and Riggs abstaining.

- Page 3, 5<sup>th</sup> paragraph, 1<sup>st</sup> line: delete the word “they” between the words “what” and “lighting”
- Page 10, 1<sup>st</sup> paragraph, 12<sup>th</sup> line: replace “Glenwood Avenue” with “El Camino Real”
- Page 12, 1 paragraph, 1<sup>st</sup> line: replace “Kurten” with “Cor-Ten steel”
- Page 13, last paragraph, 2<sup>nd</sup> line: replace “Clemente” with “Clement”

## F. Public Hearing

- F1. Use Permit/Stanford Health Care/3700 Haven Court: Request for a use permit for the storage and use of hazardous materials associated with general maintenance and repair activities performed by the Stanford Health Engineering and Maintenance Department, located in an existing building in the M-2 (General Industrial) zoning district. All hazardous materials would be used and stored within the building. ([Staff Report #16-037-PC](#))

Staff Comment: Associate Planner Smith said there were no additions to the written report.

Questions of Staff: Commissioner Kahle asked whether there was anything of concern regarding a creek's proximity to the project site. Assistant Planner Smith said West Bay Sanitary District in their comment form requested that they and Silicon Valley Clean Water be listed as emergency contacts in the event of a spill.

Commissioner Onken said an application for a daycare center had been made at 3705 Haven Court, and thought another such use was located around the corner from the subject project. He asked if there were any other such uses. Assistant Planner Smith said there were some residential developments in the area but they were not aware of any day care center applications in the vicinity. He said one had been considered but was not being pursued.

Public Comment: Mr. Bart McClelland, RMW Architects and interiors, project architect, said he had no comment.

Commission Comment: None

**ACTION:** Motion and second (Onken/Kahle) to approve the item as recommended in the staff report; passes 7-0 with Commissioner Combs absent.

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current CEQA Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following **standard** conditions:
  - a. Development of the project shall be substantially in conformance with the plans provided by RMW Architecture & Interiors, consisting of nine plan sheets, dated received May 12, 2016, as well as the Hazardous Materials Information Form (HMIF), dated received March 9, 2016, approved by the Planning Commission on May 23, 2016 except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
  - b. Prior to building permit issuance, the applicant shall comply with all sanitary district, Menlo Park Fire Protection District, and utility companies regulations that are directly applicable to the project.

- c. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
- d. If there is an increase in the quantity of hazardous materials on the project site, a change in the location of the storage of the hazardous materials, or the use of additional hazardous materials after this use permit is granted, the applicant shall apply for a revision to the use permit.
- e. Any citation or notification of violation by the Menlo Park Fire Protection District, San Mateo County Environmental Health Department, West Bay Sanitary District, Menlo Park Building Division or other agency having responsibility to assure public health and safety for the use of hazardous materials will be grounds for considering revocation of the use permit.
- f. If the business discontinues operations at the premises, the use permit for hazardous materials shall expire unless a new business submits a new hazardous materials business plan to the Planning Division for review by the applicable agencies to determine whether the new hazardous materials business plan is in substantial compliance with the use permit.

F2. Use Permit/Tusker Medical, Inc./155 Jefferson Drive: Request for a use permit for the use and storage of hazardous materials associated with the research, development and manufacturing of medical devices for ear, nose and throat patients, located in an existing building in the M-2 (General Industrial) zoning district. All hazardous materials would be used and stored within the building. ([Staff Report #16-038-PC](#))

Staff Comment: Associate Planner Sandmeier said there were no additions to the written staff report.

Applicant Presentation: Mr. Eric Goldfarb, Vice President of R&D Operations for Tusker Medical, said they were a small company looking for innovative solutions for patients. He said their first platform was technology to place tympanostomy tubes under local anesthesia.

Commissioner Kahle noted recommendations made by the potential high school in the area and asked how those were being addressed.

Ms. Ellen Ackerman, Green Environment, consultant to Tusker Medical, said the school district was basically requesting to be included on the emergency response phone list, and that was something they could do. She said the normal conditions of approval did not allow the company to change or increase the chemicals used or stores unless they went through another use permit process.

Chair Strehl opened and closed the public hearing as there was no public comment.

Commission Comment: There was general discussion about future processes with the expected streamlining of hazardous use and waste permits under the General Plan update. Chair Strehl and Commissioner Onken both commented on the prospective school's application reviewed previously by the Commission and the Commission's concern with a school being located in an industrial area with hazardous materials use and storage.

**ACTION:** Motion and second (Onken/Goodhue) to approve the item as recommended in the staff

report; passes 6-0 with Commission Combs absent.

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current CEQA Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following **standard** conditions:
  - a. Development of the project shall be substantially in conformance with the project plans provided by Green Environment, Inc., consisting of five plan sheets, dated received May 12, 2016, as well as the Hazardous Materials Information Form (HMIF), dated received May 18, 2016, approved by the Planning Commission on May 23, 2016 except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
  - b. Prior to building permit issuance, the applicant shall comply with all sanitary district, Menlo Park Fire Protection District, and utility companies regulations that are directly applicable to the project.
  - c. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
  - d. If there is an increase in the quantity of hazardous materials on the project site, a change in the location of the storage of the hazardous materials, or the use of additional hazardous materials after this use permit is granted, the applicant shall apply for a revision to the use permit.
  - e. Any citation or notification of violation by the Menlo Park Fire Protection District, San Mateo County Environmental Health Department, West Bay Sanitary District, Menlo Park Building Division or other agency having responsibility to assure public health and safety for the use of hazardous materials will be grounds for considering revocation of the use permit.
  - f. If the business discontinues operations at the premises, the use permit for hazardous materials shall expire unless a new business submits a new hazardous materials business plan to the Planning Division for review by the applicable agencies to determine whether the new hazardous materials business plan is in substantial compliance with the use permit.

## **G. Study Session**

- G1. Proposed Zoning Ordinance Amendments to the M-2 Area Associated with the General Plan Update/City of Menlo Park: Review and comment on the draft Zoning Ordinances for the creation of three new zoning districts in the M-2 Area, which is primarily the existing industrial and business parks located between Highway 101 and Bayfront Expressway. The proposed districts include the Office (O), Life Science (LS) and Residential-Mixed Use (R-MU) designations, and each zoning district includes development regulations, design standards, and green and sustainable building requirements. Provisions for community amenities in exchange for increased development potential (floor area ratio) and/or height are also being considered. In addition, changes to the

C-2-B zoning district to allow for residential uses and modifications to the hazardous materials review process are also being proposed. This is a study session to receive public input and no actions will be taken. Comments provided will assist staff in preparing the final draft Zoning Ordinances. The final documents, along with the final draft Land Use and Circulation Elements, will be reviewed by the Planning Commission and City Council during future public hearings on the items. Additional noticing will be conducted for the future meetings. ([Staff Report #16-039-PC](#)).

Commissioner Onken said he would need to recuse himself due to a conflict of interest related to one of the parcels within the M-2 area.

Staff Comment: Principal Planner Chow said staff received four correspondences earlier in the day that had been provided to the Commission at the dais; those were from Harry Bims, Sobrato Organization, Adina Levin, and the Tarlton Group.

Mr. Charlie Knox, Placeworks, introduced colleague Rosie Dudley and from BAE Economics, David Shiver. He said starting on page 5 of the staff report there were five questions that were the primary items to be reviewed. He said the General Plan Advisory Committee (GPAC) made its final recommendations about one month ago. He said most of the land in the M-2 was proposed to be in one of three new zoning districts with others remaining M-2. He said that though the three new districts sounded like single-use districts they would actually have flexibility within each to allow for uses allowed in the other zoning districts. He mentioned community amenities for bonus development and traffic demand management required of any new development. He said it was the City's intent to be a leader in green development and construction. He showed the draft zoning map, noting that in addition to the circulation map for the circulation element, the zoning map explicitly included new connections in the forms of streets and paseos. He said the GPAC opted to show these on the map. He said they decided not to try to regulate block length as that had implications for campus style environments.

Mr. Knox referred to the five questions on page 5 of the staff report that the GPAC thought the Planning Commission's input was needed to help resolve. He said a suggestion was made that properties either not in or within close proximity to one another should be able to share the maximum Floor Area Ratio (FAR). He noted the maximum buildout of the M-2 map in preparation for the Environmental Impact Report (EIR). He said there was basically 2.3 million square feet of new development in the M-2 area. He said suggestions ranged from having FAR shared across property lines or over a larger area. He said the reason for the suggestion was to have greater flexibility with the site design and that greater differences in height and mass could occur with that. He said the GPAC also discussed whether having greater than 200% FAR in residential development was reasonable based on the expectation that 200% FAR, the bonus level, would only accommodate studio, and one- and two-bedroom units, and that three-bedroom units were desirable.

Mr. Knox said the basic question about building heights was whether it should be higher. He said that it would not increase the building development potential, that there were the same number of housing units, and same square footage of non-residential development being studied for the EIR. He said they had assumed they would measure from average grade to the height of the building. He said a strong suggestion was made that 10 feet should be added to raise buildings in the flood zone, with coastal and inland flooding, and sea level rise potential. He said hotels were currently set at 110-foot height in the O District, which would equal 10 stories. He said a suggestion was made to allow greater height for hotels to 130-feet or 12 stories. He said in addition if the average grade was increased by 10 feet, the base level which would mirror the rights under the existing



General Plan and Zoning at 45-feet was suggested at 60 feet. He said the bonus level height in the existing residential zoning district was 70-feet or six stories. He said a 85-foot height allowance or seven stories was suggested at least in the Jefferson Drive area and perhaps across the whole M-2. He said for the four-and-half story average height for the O District along Willow Road it was suggested to remove the word average as it was not needed and would allow for more flexibility.

Mr. Knox said regarding affordable housing and community amenities a question for the Commission to consider was whether residential development should be required to provide community amenities in addition to the 15% affordable units required as a threshold for bonus level development, and whether the threshold percentage of affordable units should be higher than 15%. He said under existing case law, precedence and the City's below market rate (BMR) housing ordinance, rental units Citywide could not have such a blanket 15% BMR requirement as was the case with ownership units. He said in discussions with property owners in the M-2 area the desire was probably for rental units. He referred the Commission to page 175 of the staff report for the proposed list of Community Amenities. He said a letter from Mr. Bims, a GPAC member, suggested that some things on the list should be removed.

Chair Strehl said related to Traffic Demand Management (TDM) that a suggestion was made to reduce trips by 20% and asked how the standard was determined. Mr. Knox said it was based on standard formula for the type of use and also on factors such as available parking. He said companies strive for greater reduction as it was in their best interests.

Commissioner Riggs asked if Bohannon's TDM agreement was 10% or 20%. Principal Planner Chow asked if he was referring to Menlo Gateway. She noted Mr. Bohannon was in the Chambers and might know as she did not. He did not. Commissioner Riggs asked if required open space included parking areas. Principal Planner Chow said it excluded areas paved for parking.

Commissioner Barnes asked if the 15% was a unit count or square footage for affordable housing. Mr. Knox said unit count. Commissioner Barnes asked if particular amounts were linked to the several defined income levels defined for affordable housing.

City Attorney Prince asked if the question was how the rents were set. Commissioner Barnes said that and the income associated with each of the levels. Ms. Prince said state law provided a formula by which rents would be set for the various income levels.

Chair Strehl asked if paseos were counted as open space. Principal Planner Chow said they were. She said a paseo located on private property with a public access easement over it would be considered part of the open space calculation and total lot size for calculating FAR. Chair Strehl asked if the property owner could convert the paseo to a street. Principal Planner Chow said public streets would need to be consistent with the draft zoning ordinance map for future streets and paseos. She said internal street connections would be reviewed individually project by project basis.

Mr. Knox said the circulation map could be changed by the City to be most beneficial. He said they arrived at the street and paseo configurations shown based on the current realities of the area and the desire and need of people to move around in other ways besides vehicles. He said if someone had a large enough aggregation of property and they wanted to do another street or paseo, or relocate them, they would seek an adjustment to the zoning map and determination of compliance with the General Plan.

Commissioner Riggs confirmed with staff that street dedication would remove that square footage from consideration as open space and lot size for purposes of calculating FAR.

Commissioner Barnes asked related to transferable development rates as it related to OSC-open space, if there were any discussions about wetlands rights associated with that property as it related to the General Plan update. Mr. Knox said the division between Life Sciences zoning that was not to be bonus was next to open spaces, which was all public land with Caltrans' ownership without development rights. He said a couple of parcels on the edge of the Life Sciences zoning district toward University Avenue and the Dumbarton Rail were partly wetlands and partly uplands. He said those parcels might want their development rights transferred to the parcels more in the core of the Life Sciences area and get some monetary or other credit for that. He said he also understood that some of those property owners thought there was enough uplands area for development.

Public Comment: Chair Strehl reminded speakers that they would have three minutes to speak.

- Chantaell Barker, Belle Haven resident, said regarding affordable housing requirements for base level and bonus level development that BMR requirements applied only to home ownership developments and not rental developments. She said rental developments at base level should provide a percentage of affordable housing. She said in opposition to the argument that this would discourage development that Menlo Park was a prime developable location, the market was booming, and developers would make a profit regardless. She requested that rental developments be required to provide affordable housing at both base and bonus level development. She said the threshold percentage for affordable housing should be greater than 15% and proposed it be raised to 30%. She said affordable housing should be able to be located anywhere in the City and paying an in-lieu fee should not be an option. She said developers and businesses have argued that development would not be feasible if they were required to build more than 15% affordable housing. She said if that was true the City should use existing in-lieu fees to close any funding gaps or any additional costs the developer might incur providing more than 15% affordable housing.
- Diane Bailey said she was the Director of Menlo Sparks, an independent and non-profit organization working with business, residents and government partners, to achieve a climate neutral Menlo Park within 10 years. She said they supported these updated zoning rights as a very important step to a sustainable, vibrant and modern community. She said the proposed draft regulations demonstrated leadership and green, sustainable and smart development. She said the current regulations had benefited from a wider stakeholder process. She said regarding residential development that they supported the comments received from Harry Bims. She said it was important for the Belle Haven community to have a grocery store, a main street, and other community amenities including better transit options. She said they supported the updates to the green building standards and energy requirements. She said adding onsite renewable solar could save property owners and occupants a significant amount of money. She said they supported the transportation recommendations, and that a 20% trip reduction goal was a great step but they hoped for incremental progress over time, and a more concerted effort to address traffic challenges of future development. She said modernizing the City and being mindful of the climate and carbon footprint was important to ending fossil fuel use.
- Harry Bims confirmed with Chair Strehl that Cheryl Bims had donated her three minutes to him. He noted the letter with comments on the draft zoning ordinance he had submitted. He said he

was a former planning commissioner, a GPAC member and Menlo Park Chamber of Commerce Board member. He said the Chamber hosted a series of meetings for Belle Haven residents and commercial developers in the M-2 including Sobrato, Tarlton Properties, Bohannon, Facebook, CS-Bio, Greenheart and St. Anton. He said there were areas of common ground forged in those meetings, which he incorporated into his submitted comments. He said he saw a number of problems under community amenities with the organization of that list. He said at the GPAC meetings the Belle Haven neighborhood expressed the position that some amenities listed under social service and improvements should be funded by the City of Menlo Park. He said the proposed City ordinance continued to list these amenities for funding by the developers. He said the list also failed to list items where synergies would enhance the value of the project outcome by lowering the risk of failure. He said an improvement for example would be to combine the grocery store, pharmacy, bank and ATM into a single project and locate it near Willow Road so seniors who will occupy the new Mid-Pen housing complex would be able to get there easily. He said another opportunity would be to combine job opportunities with job training, paid internships and scholarships. He said combining tree planting, telecom replacement, underground power lines and sidewalks into a single project – noting the former redevelopment agency (RDA) did all four of those along Hamilton Avenue, Willow Road and Chilco. He said streetscape improvement and community amenities should extend the work of the RDA for the remainder of the arterial streets in the neighborhood and include the streets designated as neighborhood collectors and bicycle boulevards on the reclassification map. He said under the draft zoning there were only three or four developers who would potentially contribute to community amenities. He said if those developers decided not to apply for density bonus FAR there would be no developer contributions for community amenities even as more commercial development continued. He suggested that every commercial development should contribute something to the community amenities fund. He said this would lessen the impact on any individual developer to finance the entirety of the requested community amenities. He said the current zoning requirement of a minimum three acre lot size to qualify for bonus FAR should be relaxed to one acre. He said conforming projects should contribute at a lower rate than FAR bonus projects resulting in a tiered structure for contributions. He said hotel project should contribute a portion of the transient occupancy tax (TOT) to a community amenities fund. He said he opposed property owner rights where a parcel owner could sell FAR to other parcel owners with essentially 100 percent pure profit. He said the FAR should be established by the zoning ordinance so guidelines were clear to avoid trading games when the neighborhood had weighed in on its desire regarding height. He said on the K-8 fund that funding for education should focus on either a new school district or the cost of integration to another existing school district other than Ravenswood. He said in either case the district lines should be redrawn so that all properties within current M-2 and Belle Haven would be in the same school district, noting the St. Anton properties were within the Redwood City School District. He said for the BMR housing threshold that the highest threshold in current zoning was for moderate income, a six figure income and that was the same for an entry level tech worker. He said allowing the techs to live in BMR housing would not solve the issue of gentrification in the neighborhood. He said for the new R-M-U district that the maximum height should be at 70 feet above natural grade. He said amenities should not be selected by the discretion of the Planning Commission and the Community Planning Director. He said instead a Master Plan should be developed with community input providing details on desired synergies, phasing and location options. He said regarding FAR that the City should adopt a deterministic formula for calculating the bonus FAR contribution so developers could assess from the beginning the total project cost rather than find out at the end. He said R&D facilities that use and store a minimum of hazardous materials should be an administratively permitted use. He said the letter he submitted would summarize the rest of the

comments he wanted to make.

- Ms. Pamela Jones, Belle Haven resident, said when she looked at the zoning map she did not see her community remaining a family-friendly community. She said it would be important to have three-bedroom units built as families have children of both sexes and need more bedrooms. She suggested that food, medications, education, job training and employment were not amenities but quality of life issues, and should be part of the Menlo Park Master Plan and not amenities that developers were responsible for. . She said for affordable housing that all developers should be responsible for contributing to rentals and/or housing for the people of the east Bayshore community and not the new incoming people. She said with all of the businesses coming into the area that the City was receiving revenue. She said it was confusing that the community was trying to get money from the builders as opposed to having the City use its tax dollars for needed City services.
- Mr. Ryan Patterson, Facebook real estate team member, said as Facebook matured in Menlo Park that they were sharing many of the same challenges the community was experiencing especially with respect to housing, transportation, and education. He said they were optimistic about the future in Menlo Park and believed collectively working together, they could address the shared challenges. He said they believed flexibility around land use, FAR aggregation, building heights, massing and site design were very important and would support creating great places to work, live and play. He said height should be more flexible and buildings close to single-family homes should be lower in height but that they should not lose potential opportunities that height would provide on other parts of their campus. He said they supported aggregating FAR across uses and sites with the same ownership as that would promote better site planning and design. He said they were concerned that the first floor retail requirement might be too prescriptive. He said to provide amenities for those who live and work in Belle Haven and to ensure a successful place that the retail requirements should be more flexible. He said they supported policies that would create additional housing for all income levels. He said they believed the public benefit formula should be simple, predictable and designed for successful outcomes for Menlo Park and Belle Haven.
- Mr. John Tarlton, Tarlton Properties, said over the past 30 years, his company has worked with the City to create a burgeoning life science district resulting in significant contribution to the City's financial stream as well as a socio-economically broad job base with relatively low impact on City services. He said the comments and requested changes in the letter they submitted today were consistent with comments they had made in the process, and were intended to keep the best part of the existing district, such as the arboretum they created at Menlo Business Park, and to allow them to compete evenly with the other life science districts in the Bay area, particularly South San Francisco and Mission Bay. He said through this they would build on past successes to create a truly world class life science district immediately enhancing the Belle Haven neighborhood and also through the public benefit process. He said they encouraged the Commission to direct staff to make the requested changes and move forward on the successful updating of this General Plan update.
- Mr. Keith Ogden, Housing Attorney, Community Legal Services, East Palo Alto, said on April 11, 2016, they submitted a letter to City Planning Department with recommendations, especially the need for the creation of affordable housing. He said they urged the City to think critically about the current and potential displacement of current residents caused by economic growth envisioned by the process. He said he gave a talk at Beechwood School about general housing rights and the people attending wanted to talk about rent increases and their fear of



being displaced. He said affordable housing should be aimed at creating affordable housing opportunities for people already living here and new opportunities so they don't displace low income residents holding onto the dwindling supply of still affordable housing. He said potentially over 10,000 new jobs would be created through this process and without adequate housing these residents feared displacement. He encouraged 30% to 40% requirement for BMR housing noting a 25% requirement in Concord and 40% in San Francisco, and those units should be for families who currently live here and to also look at providing extremely low, very low and low income housing. He said his concern was how it would get built as he did not know if the currently proposed set of incentives would get that done or whether the base level should be reduced, the incentives increased, or actually requiring a certain level of rental. He said the anticipated growth included all the current residents.

- Mr. Richard Truempier, Vice President of Development for the Sobrato Organization, said they recently completed an office complex in the M-2 zoning district. He said they own approximately eight acres bounded by Constitution, Chrysler and Jefferson Drives that was currently designated in the update as R-M-U or residential mixed use. He said their property was at the tip of the M-2 and there were industrial buildings fully occupied. He said they were interested in creating the live, work, play community that was envisioned. He said with their site they would hope to build 500 for rent housing units and up to 150,000 square feet of office, which they understood would be permitted at the bonus level. He said they had some concerns that might prevent them from redeveloping their site. He said to clarify their concerns that he had submitted a letter to City staff which he understood had been distributed to the Commission. He said the letter provided suggestions and the rationale behind those suggestions. He said they supported affordable housing but needed that at 15% as anything greater would not be feasible for them. He said they would like to build rental housing and that was inherently more affordable than for sale housing. He requested that the height limits be adjusted to better allow for the densities outlined in the M=2 update. He said the M=2 has a high water table with its proximity to the Bay and to provide for sufficient parking for the densities outlined that structure parking was needed. He said the height limitations would require subterranean parking, which became prohibitive with the water table. He said the M=2 was in a flood zone area and they needed to take into account future sea level rise. He said they were supportive of LEED Gold for offices but suggested green to gold specifically designed for housing. He said they requested the City provide recycled water on a municipal wide basis and not require development to treat wastewater onsite. He said they were willing to provide solar panels on the roof tops to the extent feasible. He said they requested that residents in the M-2 not be required to pay a premium for utilities by requiring them to buy renewable energy. He said that would penalize residents who chose to live close to jobs. He said the policy created a competitive disadvantage to Menlo Park for retaining and growing companies.
- Mr. Douglas Oliver, Studio T Square in Oakland, said his was an architectural and urban design firm with significant experience in planning and delivery of multi-family and mixed use projects in neighboring communities. He said the Sobrato Group asked his firm to review the draft zoning language specifically in relationship to their property sandwiched between the Menlo Gateway projects. He said they had done several site studies and provided in depth comment to the draft zoning language. He said he had been involved with the M2 zoning process for about a year, attended multiple community meetings, spoke with Planning and Placeworks staff, and attended several GPAC meetings. He complimented the city on its thoughtfulness and careful attention to the pedestrian scale of the neighborhood and buildings contemplated in the code. He said as an architect and planner he agreed with most of the

development standards. He said one major suggestion he could offer regarding the design standard regulations to help the City meet its goal of high density housing and align with the Sobrato's group intent to build was to raise the allowable heights to 55 feet for the base level and 85 feet for the bonus level in what was shown as Area 1. He said reasons for this in addition to increased housing was existing water level, anticipated sea level rise, construction efficiencies and the context within the existing neighborhood. He said flood zone requirements meant future development would need to be seven feet above existing grade which was the loss of four units so raising allowable heights would create more housing. He said the current allowable heights were not tied to the California Building Code of Construction Types. He said allowing extra height would allow for all parking to be aboveground and hidden by the residential units. He said regarding context that this site will be surrounded by much taller buildings. He said there were no lower buildings or residences requiring transition and this area should be different from the rest of the R-M-U district. He asked that the City leave allowable height at 55 feet for the base level and 85 feet for bonus level in area 1 of the R-M-U district.

- Ms. Fran Dehn, Menlo Chamber of Commerce, said the ConnectMenlo process has included a series of meetings with a continuous thread of feedback provided by the GPAC. She said the Chamber reached out independently to the Belle Haven community, property owners and interested developers with a series of meetings. She said everyone involved was working toward the same vision and outcome of an updated Plan and renewed definition of land use in the M-2 while recognizing the attributes and needs of the Belle Haven neighborhood as a diverse and welcoming community. She said they hoped the Commission would recognize the need for the General Plan or any other plan to have flexibility, achievable standards and applicable goals. She said this 20 year plan would be the guide to an applied vision, and suggested that it not be so prescriptive that modifications suggested by changes in the economy, technology and/or the community's needs could not be accommodated. She suggested establishing a yardstick that automatically adjusted over time – perhaps standards would provide the base or the fulcrum and anything above that would be treated as bonus level. AS state standards change applicable to base standards. She suggested that they not burden the plan or individual projects with elements that could not be achieved.
- Ms. Susan Eschweiler, Principal Architect with DES Engineers, said she had worked in Menlo Park for several decades, was involved with the original Menlo Business Park and had worked on multiple projects in the M-2. She said she has mainly worked with Tarleton Properties and has participated in the ConnectMenlo, GPAC and Chamber meetings. She said they have been implementing the draft zoning to see where some of the impacts might be and have provided a packet of information related to that. She suggested contacting her if anyone had questions.

Chair Strehl closed the public comment.

Commission Comment: Chair Strehl read the first question on page 5 of the staff report regarding sharing FAR: should properties in close proximity to each other be allowed to share FAR?

Commissioner Barnes asked if close proximity included related or non-related entities. Principal Planner Chow said this evening they had heard a desire to share FAR within the same zoning districts, also to share by the same property owners which could be between different zoning districts. She said the Commission was asked to address whether sharing FAR was appropriate and if so defining the terms of that sharing.



Mr. Knox said there was at least one property where property lines were encompassing lands in multiple zoning districts and he was not sure if the request through the GPAC was to establish a total overall FAR and be able to move between zoning districts on a piece of property or not. He asked if any of the Commissioners or attendees could clarify that request.

Chair Strehl asked if FAR increased heights. Mr. Knox said it wouldn't. He said he did not think there had been enough specificity in the requests for shared FAR for staff and the consultants to understand what was being requested.

Commissioner Barnes said he agreed. He said in concept he liked the idea but he couldn't identify specifically what was to be discussed, and whether it was for a specific project or an area.

Mr. Knox said that in general the answer was yes to the question whether the proposed zoning supported the idea that FAR could be shared across properties as the FAR was set for the entire M-2 and allocated to the various districts. He said the idea of sharing in that you could expect very different element patterns parcel by parcel was already inherent. He said at the most basic he understood a property owner might ask if his neighbor's FAR was available if the neighbor could not max out his property. He said he had sense that more was being asked but he was not exactly clear what.

Recognized by the Chair, Mr. Tarlton said he had two examples he thought were illustrative. He referred to Jason, the owner of CSBio, a local biopharmaceutical manufacturer, which business was quite space constrained. He said that FAR sharing in this instance could occur if CS-Bio and Tarlton entered into an agreement where CS-Bio was able to use more than 1.25 FAR on their site by participating in the construction of an offsite parking facility. He said another possible scenario related to properties on the south side of O'Brien Drive, which were currently limited to .55 FAR. He said with the understanding they were not going to raise anything above 35 feet and respecting the single-family residences immediately adjacent in terms of height, that these properties could receive FAR beyond .55 and still remain under the 35-foot height limit.

Recognized by the Chair, Mr. Patterson said Facebook was focused on the Prologics site they owned. He said they were trying to look at the site comprehensively and trying not to be artificially restrained by where some of the lines started for office and circulation within the site and looking for flexibility to plan the site at a master plan level.

Commissioner Kahle said he liked flexibility but felt what was being discussed was making what was already complicated more complicated. He said he was looking for a compelling argument that he would like to support but it sounded like it would make it too difficult to approve and get a project approved.

Commissioner Barnes said this concept would need to be zone wide and asked how it could be applied. Mr. Knox said it was not an appropriate role for the consultant at this point in the process to tell the Commission what should be done, noting that there was significant institutional memory of what has worked or not in Menlo Park. He said he was sympathetic and flexibility was great to build into planning. He said all who had gone through the GPAC process would remember they began with some designations for purposeful flexibility and were challenged by the public and other Commissioners on what that would look like. He said when projects come in whether master plans or individual projects on parcels, there was a need to adjust the location of things, a facility, a street, a paseo, the boundary between or zonings. He said most likely that could be done within the

structure of the General Plan and tier off its EIR. He said looking at the Prologics site and the district lines drawn was the result of a long discussion by GPAC that they needed a greater pedestrian scale along Willow Road but moving back further height could be accomplished.

Commissioner Riggs disclosed that he had spoken with Mr. Tarlton, Mr. Patterson and two or three residents prior to the meeting. He noted the example of increased FAR at one site and the building of parking on another site as he thought flexibility for something like that could be built into the Plan. Principal Planner Chow said parking garages were not included in FAR calculations however.

Ms. Prince said regarding FAR one example or type relative to the Life Science district was a out a transfer of development rights or TDR. She said that would require much more thought for if transferring development rights between different property owners and between different pieces of property then a mechanism was needed to record against certain properties. She said she understood from Facebook as a single-property owner who owned multiple properties adjacent to one another and deemed developed that within that limited framework they could have the flexibility of sharing FAR.

Chair Strehl asked if there was any consensus around sharing FAR. Commissioner Barnes said he would like to be supportive of a sharing mechanism that looked at contiguous properties by the same ownership or entity. He said establishing a TDR mechanism was an in-depth process and would need more consideration. Commissioner Goodhue said she agreed. She said a property owner with contiguous properties that straddled different zoning should have some possible mechanism for master planning purposes to shift the development without changing the zoning. Commissioner Kahle said he agreed with sharing FAR for one property owner and contiguous properties. He said they also could merge lots and noted that otherwise he thought it could get complicated too quickly. Commissioner Goodhue said she did not support the idea of different property owners selling air rights.

Chair Strehl asked in the case of contiguous properties and one owner whether that could potentially increase height along Willow Road. Mr. Knox said height was capped at four stories along Willow Road. Chair Strehl said she could support the definition made by Commissioner Barnes and confirmed with staff that this was for inclusion in the final draft zoning ordinance and preparation of the EIR. Chair Strehl confirmed the draft EIR would be considered by the Commission later in the summer. She confirmed there was agreement among Commissioners about sharing FAR.

Chair Strehl opened discussion on the next question regarding development potential (FAR) with the question: should the maximum allowed FAR in the R-MU be increased beyond 200% to accommodate more three bedroom units?

Commissioner Kahle said the ability to support three-bedroom units was ideal. He asked about the derivation of the 200%. Mr. Knox said the number of residential units being studied in the EIR was 4500, with 2000 along Willow Road on the east side, 1500 more likely dormitory style housing on the Facebook campus, and 1000 more units along Constitution, Chrysler, and Jefferson Drives, which was the more likely place for larger units. He said they had much discussion at the GPAC on how to balance and give people who work in Menlo Park the opportunity to live there. He noted the developers in the room did not see the need to go beyond 200%.

Chair Strehl suggested if no one was asking for this increase that it should be taken out of

consideration.

Chair Strehl opened discussion on heights with the question: should adjustments be made to the base and bonus level maximum heights and average heights to accommodate additional sea level rise and flood zone requirements and to match construction types.

Mr. Knox made some clarifying remarks about stories and height, 10-foot increase for building in flood zone, or subject to coastal or inland flooding, or sea level rise.

Chair Strehl said she thought there was a distinction about residential development and the height limit along Willow Road. She said on Jefferson Drive, the Sobrato property was much further away from residential and not as impactful to residential. She said she did not know if Facebook was asking for higher structures than what was offered in the General Plan current zoning.

Mr. Patterson said they were looking for flexibility and were very early on in the master plan process. He said they understood Willow Road was a special area with its own set of challenges and they would not propose any higher heights along Willow Road. He said they were looking at areas set back from Willow Road and the opportunities that height might bring and variation thereof for design opportunities.

Mr. Truempier said to clarify their property in the future would be surrounded by Menlo Gateway. He said their request for height was to achieve the densities outlined and not have to have parking underground. He said without it they would only be able to do 65 units as opposed to the allowable density of 100 units per acres. He said as part of the mixed use component they would have an office component which they were considering at five stories. He said there were different product types and stories had feet as well. He said they were asking for extra feet and it was partly contextual and the densities they were trying to get to. In reply to Chair Strehl, Mr. Truempier said part of the desired height included the 10 feet increase which was why they wanted to bring the parking and the residential out of the high water table and flood zone.

Replying to Commissioner Barnes, Mr. Knox said the 10 foot for flood zone consideration was built into the heights. He said residential height had been suggested to increase from 40 to 50 feet, or to 45 feet height as suggested by Mr. Oliver, at the base level and from 70 to 80 feet at the bonus level. He said what was being looked for at the bonus level for R-M-U he thought was 10 feet for flood protection and 75 feet or 85 with seven stories which would accommodate 100 units per acres rather than the 65 units mentioned. He said it was awkward but a different situation than on Willow Road. He said as Mr. Patterson from Facebook pointed out that they might consider something different but at a distance from Willow Road. He said when the GPAC talked about height there was a visceral understanding of stories with the example of the Facebook Building 20 that was technically one-story and 75 feet in height.

Commissioner Riggs asked if state density bonus was applied after all of the City zoning was accommodated. Mr. Knox said he would defer to City Attorney Prince but noted that in that case the builder would need to tier off or supplement the EIR if the result was more development or floor area than was studied.

Ms. Prince said a developer could seek to apply the state density bonus law regardless as long as they complied with the City's state density bonus ordinance. She said the state law allowed that if you provided a certain percentage of BMR units you would receive a certain percentage of density

increase. She said the applicant would make a proposal for the waiver or the incentives or concessions they wanted, and ultimately it was somewhat of a negotiation process.

Replying to Commissioner Riggs comment that height was constrained by adjacency to residential, Mr. Knox said with one exception. He said what was being requested was the bonus level in R-M-U as it was penned in by the larger M2 area with entitled development. He said the GPAC had not recommended taller height in any areas adjacent to residential.

Commissioner Kahle confirmed that the 10 foot for flood zone was included in the suggested increased heights and they were being asked to consider the heights and stories. Chair Strehl noted that Commissioners Barnes and Riggs had confirmed buildings adjacent to residential would not have increased heights. Commissioner Riggs added that applied to residential across large right of ways as well. Mr. Knox said unless directed otherwise they would review the EIR map and limit the height on Willow Road to no more than four stories. Chair Strehl said there seemed to be consensus on Willow Road constraint on height. She said she thought there was consensus about allowing increased height for the R-M-U area bounded by Menlo Gateway.

Commissioner Barnes asked if that was exclusive of the hotel use. Mr. Knox showed the slide of the area with three options for hotels in the O district. He referred to the request for increased heights for hotel. Commissioner Kahle said he could support the residential height increase. Chair Strehl said being along Bay Road that hotels with that increased height would be too much taller than surrounding buildings. Commissioner Riggs said he agreed with Commissioners Kahle and Strehl. Commissioner Barnes said the third tier was discussing a base level height increase that he did not think they discussed. Mr. Knox said he thought the direction was yes to 10 feet across the board for flood protection and sea level rise, a yes to the 60-feet that included the 10 -feet for base level in R-M-U; and 85 feet including the 10 feet flood for bonus level in R-M-U but only for the Jefferson Drive area between the two Menlo Gateway sites. Commissioners Kahle and Strehl agreed with that.

Commissioner Riggs said he had an issue with the base level for the O district as its southern edge went along the rail line across from the back of which at an average 20 feet were one-story homes in Lorelei Manor and Suburban Park. He said currently there was only one building that exceeded one story at Marsh Road and that was visible from within the Lorelei neighborhood. He said they had worked to protect Belle Haven homes from Facebook West and asked if that had been built into the O district for this residential area. Mr. Knox said to really incentivize the base to bonus level and get the community amenities was through taller construction in the R-M-U. He said increased height at the base level worked against that. He said south of O'Brien Drive the community purposely decided to keep the triangle between Marsh Road, 101 and Dumbarton Rail on the back side of the tracks from Suburban Park and Lorelei Manor lower for the same reasons. Commissioner Riggs asked how that was codified. Mr. Knox said the zoning was O without the -B and was base level building in that whole area.

In response to Commissioner Riggs' question as to where height was limited there to 45 feet, Mr. Knox reminded him of the 10-foot height increase across the board suggested to address flood zone and sea level rise. He showed a map of expected sea level rise year along the front of parcels subject to sea level rise but noted not so much for Lorelei Manor and Suburban Park.

Commissioner Riggs asked if he had a conflict of interest as he lives in Lorelei Manor.. City Attorney Prince said they would need to determine if his property was within 500 feet of this area. Commissioner Barnes said he might have a conflict as well.

Chair Strehl asked if they were comfortable with providing the 10-foot increase for the base and the bonus and have staff come back with a map indicating properties in the flood zone or subject to sea level rise and those which weren't. Mr. Knox said that they could look at the small triangle area to see if it should have the 10 foot protection or not. He said in regards to Commissioners Barnes and Riggs' question about conflict of interest that in his experience with general planning that unless a member had a direct conflict of interest from owning a property or working for a company that stood to benefit from something more directly than just living relatively nearby, it was typically all right to participate. He suggested if there was any question for the two Commissioners about this area, that they leave the decision in abeyance. He said they would do the research and see if it was necessary for the 10 feet increase in the area. He said also they could review any issues of conflict of interest. Commissioner Riggs said to be cautious he would like to do that.

Mr. Knox confirmed that the Commission was supporting a 10 foot increase across the board for areas in flood zone, or subject to flooding or sea level rise, and the 85-feet for the seven stories for the bonus level in the R-M-U district between the Menlo Gateway parcels, and were saying no to the proposed increase to hotels to 130-feet and 12 stories.

Commissioner Riggs said in looking at the colored map for Willow Road it appeared that immediately adjacent to Willow Road the building maximum height was three stories and behind that four stories. Mr. Knox said there was discussion at the GPAC meetings about favoring three stories there unless a front story of ground floor retail could be tucked in to supplement it. He said Mid-Pen might or might not be able to do that. He said in the last discussions with Facebook, they were primarily thinking about the Prologics site and that there was a reasonable chance that retail might be provided for some of that length, particularly a grocery store at the corner. He said if the developer could provide a ground story level of retail that allowed for four story construction along Willow Road. He said if it was just ground floor residential than it was three stories as discussed through the GPAC. Commissioner Riggs said he thought the goal was in those lots, which he thought were 100 feet deep, was the buildings would step down at the rear across from the backyards of single-story homes. Mr. Knox said that was correct and noted if Mid-Pen on the northwest of Willow could build four stories and accommodate retail on the ground floor that the building at the rear would be three stories.

Commissioner Riggs said for El Camino Real that they were allowing three to four stories along it but to the rear where backing up to single-story home it had to reduce to two stories. Mr. Knox said for the Mid-Pen property there was actual physical distance between the rear of the proposed building and the residences behind the site. Commissioner Riggs said the same logic should be applied along Bohannon Drive starting with the post office and continuing along those three blocks.

Principal Planner Chow said that the proposed draft ordinance for the O district showed the maximum base level height was 35 feet and not 45 feet. She said for the R-M-U that the base level height was 40 feet. She said the property across Willow Road, though reflective of mixed use, was remaining at R-4-S zoning.

Mr. Knox to clarify said the consensus heard thus far from the Commission was to allow 10-foot increase for flooding issue and the bonus level in R-M-U between the two pieces of Menlo Gateway to what was requested. Chair Strehl confirmed that the Bohannon properties from 101 to the railroad right of way would be reviewed as to whether they are in an area with expected sea



level rising. Mr. Knox said that was correct.

Chair Strehl asked if the Commission was in agreement with what Mr. Knox had confirmed, and that they were not in agreement with any increase in height for hotel. Principal Planner Chow asked if the Chair could restate the Commission's agreed upon recommendations. Chair Strehl said they reached consensus that an additional 10-feet would be allowed for the base and bonus for the R-M-U in the Jefferson Drive area, commonly known as the Sobrato property. Chair Strehl recognized Mr. Knox. He restated that the Commission supported a 10 foot increase for all of the M-2 except for the area including the Bohannon south parcels as it was projected it might not be impacted by potential sea level increase. Principal Planner Chow said there was a specific increase for the R-M-U area on Jefferson Drive and nothing for properties along Willow Road. Mr. Knox said they were clear on the Jefferson Drive area for the 85 feet and seven stories for the R-M-U. He said what he was suggesting on the 10 feet was that the entire area was susceptible to flooding and the only place there would be no increase was area clearly marked as not susceptible for flooding. Principal Planner Chow said she heard no increase for hotel. Mr. Knox said the 10-feet was a blanket coverage for the whole area except that clearly marked as not in flood area. He said it was not the height of the building but where they would measure for flood protection and that was from 10 feet above the average grade.

Principal Planner Chow said to clarify the hotel height was 110 feet and 10 stories and with the 10-foot flood zone protection increase, the allowable height would be 120 feet and 10 stories, and not 130 feet and 12 stories.

Commissioner Strehl said the next question was regarding affordable housing (community amenities): should residential development be required to provide community amenities in addition to the 15% affordable units required as a threshold for bonus level development? Should the threshold percentage of affordable units be higher than 15%?

Commissioner Barnes asked regarding affordable housing what the correlating bonus percentage would be for the 15% affordable units. He said there was the issue of time value and money and contributions made over a period of time when contributing as a community amenity rather than as an upfront payment whatever the percentage was. He said he would like to understand more of the economics around that.

Mr. David Shiver, BAE Economics, said the 15% was triggered when going to bonus development level across the whole project. He said in addition to achieving that there was some residual project value that could be contributed to community amenities. He said with the question of timing and the time value of money issue for amenities, he said probably you would want to normalize it through some calculation of the net present value of the community benefit. He said if one applicant chose to pay upfront and another over a period of years, you would want the dollars to be equal in terms of current dollars. He said that could be incorporated into the community benefits program.

Commissioner Barnes asked about the model as to the percentage of affordable housing and contribution, and making sure different project types were making like and similar levels of contribution to community amenities. Mr. Shiver said part of that would be addressed when the linkage study for community amenities was done to set the charges by exploring whether the economics varied across the product types, and the district and land use types. He said in the work he has done there was not a big difference between office and residential. He said with life science in the mix the City might want to explore that as part of the implantation of community



benefits and the impact fee analysis.

Commissioner Riggs said there were a number of encumbrances associated with residential development. He said at this point he did not believe he could support anything being proposed in this area. He asked about the preparation of the nexus study. Mr. Knox said the appraisal process proposal was to try to make relevant to the time period in which a project was proposed the attachment of the value that should be captured. He said the goal was to make it so both the timing and the method would incentivize and be fairly simple to accomplish. He said he thought the appraisal process was an even kind of way to determine fair share for amenities.

Chair Strehl said if a developer did not want the bonus level then there was no affordable housing or community amenities provided. She said the goal should be to incentivize affordable housing. She said there was likelihood that Menlo Park would adopt inclusionary zoning regulations that would require all developments to provide 15% BMR rental housing. Principal Planner Chow said currently the City has inclusionary zoning for purchase units that included 15% for moderate income housing. She said the City was preparing a nexus study that would look at rental housing as potentially assessing an impact fee that would be applied to rental housing.

Chair Strehl said it would either be a fee or required percentage of certain amount of BMR rental housing. Principal Planner Chow said there could be an impact fee or equivalent amount of BMR units. Chair Strehl said if there was a 20% requirement for BMR units in a development at the bonus level, the City could then have additional fees for inclusionary zoning purposes plus require a community amenity fee. Ms. Prince said inclusionary housing currently applied only to housing for sale. She said for bonus level projects whether for sale or rental, an impact fee based on a nexus study could be applied. She said regarding density bonus that 15% BMR units would be required in exchange. She said addition the state density bonus law could be applied as well.

Chair Strehl said her concern and Commissioner Riggs' was putting the requirement for community amenities on top of whatever percentage of BMR units would be required as that would be prohibitive to developers building at the bonus level. Ms. Prince said as currently drafted a threshold question for rental projects was if they entered the bonus level they would need to provide 15% BMR. She said as currently structured whatever additional percentage might be necessary is linked to that appraisal value.

Commissioner Barnes said looking at this specific question he would rather have the provider of residential housing provide whatever community benefit being provided as affordable units. He said how that number gets determined through the economics of the deal was fine. He said the residential developer should provide amenities for all of the units evenly however that scaled up and down from an economic value stance. Commissioner Kahle indicated his agreement. He said a requirement for 15% BMR units was too low but he thought 30% seemed high. He suggested 20%. Chair Strehl said she also agreed with Commissioner Barnes that the community amenity would be BMR units.

Mr. Jim Cogan, Housing and Development Manager, said staff would bring the nexus study forward in June or July depending on the budget work. He said the Commission and Council would see it well before consideration of the General Plan update.

Commissioner Barnes asked for information on the location of BMR units. Mr. Cogan said discussion at Housing Commission, Planning Commission, and City Council was to encourage the BMR units throughout the City. He said it made sense to have BMR units downtown and close to the transit hubs.

Chair Strehl said she did not support additional fees beyond the percentage of BMR units required as it would not incentivize housing and they would not get the BMR housing they wanted and needed. She questioned how they came to the concept of 50% increased value as the GPAC did not reach concurrence on that. Mr. Knox said the proposal came from a very simple idea that the increase in development rights created a value and that would be shared equally between the developer and the community. He said it did not develop any further than that, and one of the issues that came up working with the City Attorney was its arbitrariness, as it probably would make more sense to have some kind of proportionality between the obligation to provide certain things and what that cost.

Chair Strehl said when they look at any property whatever the zone regarding community amenities, it could be part of the project, an impact fee or have a development agreement. She asked where the bonus value calculation fit within the three methods noted. City Attorney Prince said they might need to determine bonus value prior to completion of the nexus study and that was why the 50% appraisal process approach was proposed. She said they were open to thoughts and comments on that. Chair Strehl said she was concerned and thought the 50% was arbitrary. She asked how what a project would provide in value with something like LEED Gold would be accounted for in an appraisal.

Commissioner Riggs said there was no acknowledgment of the risk factor for developers. He said if you put forth a project that had a number of encumbrances on it whether from zoning, unpaid taxes, or cost of utility connections, and the investors find your rate of return lacking, there was no project. Mr. Shiver said appraisers could be given appraisal instructions listing all the issues to be addressed in the appraisal, disclose any information pertinent to that process, which would include all the fees and any extraordinary development issues costs known in the district, and presumably look at the market cost that would reflect the risk level anticipated by the market for purchasing land for development.

Commissioner Barnes said the percentage should have a separate discussion. He said one of the goals of this entire process was transparency and ease of development. He said the three methods of providing community amenities were difficult. He raised the point of ownership of a community amenity built by a developer and its operation, maintenance and profitability.

Chair Strehl asked if there was any discussion on increasing the BMR percentage to 20%. Commissioner Riggs said he was not sure if there was a benefit in raising the percentage if the requirement meant the cost of the other units were increased to offset. Commissioner Barnes said he did not feel qualified to set a required percentage of BMR units as more data and analysis was needed. Mr. Knox suggested that would come through the nexus study. He suggested allowing them to look at what was available on the market and come back to discuss potential co-existence with a fee. Commissioner Riggs suggested that when it came back that it would have been reviewed as affordable housing, low income housing and very low income housing as that would impact the determination of the percentage.

Chair Strehl opened discussion on the community amenities list, noting Mr. Bims' comments. Mr. Knox said Mr. Bims suggested excluding library improvements, senior service improvements, the restroom at the Harris Community Center, and pool house remodel at Belle Haven. He said Mr. Bims also suggested trying to combine some of the amenities with synergy and reducing the risks of failure; for example, combine the grocery store, pharmacy, bank and ATM into one project; to provide job opportunities, job training, internships and scholarships; combine tree planting, telecom

replacement, underground power lines and sidewalks into a single project. He said not that would be exclusive but staff and consultant team would support those ideas. He said Mr. Bims last point was that hotels in M2 should contribute a portion of their TOT to community amenities. Chair Strehl said that would go into the general fund and then it was up to the Council to determine what it funded. City Attorney Prince said some things could be developed through the impact fee and others could be built or funded through the development agreement process. Chair Strehl said she liked Mr. Bims idea to have a master plan and have Belle Haven residents participate more actively in determining those amenities rather than just through the Community Development Officer and the Planning Commission. Commissioner Riggs noted Mr. Bims closing comment about the Dumbarton rail was particularly insightful. He said traffic impact on Willow Road and the Expressway was a regional problem and a citywide problem for those who trying to get into or out of Menlo Park. He said it was also about finding affordable homes for the many new employees working in Menlo Park or Mountain View to take some of the pressure off of rents in Belle Haven and Suburban Park. He said he thought the community amenities had to be ranked so that the most important items could get done.

Chair Strehl said she would agree with his comments on the Dumbarton Rail but it was more than Menlo Park could provide as it included other jurisdictions and would require state and federal funding. She said it was admirable that Facebook initiated a study to look at options and once that was done Menlo Park would have a better sense of costs and what it could do.

Mr. Knox said that they had good input from the Commission and Mr. Bims to work on the amenities list.

Commissioner Barnes said he would like to get to a good level of comfort that the list that came back had statistical integrity, was representative, and a good cross section.

Chair Strehl said regarding energy, water and recycled water, and bird friendly design, she thought the last should be handled on a site by site basis rather than setting a requirement in an ordinance. Principal Planner Chow said there were certain requirements and they heard a desire for more flexibility and to take into consideration location and proximity to the bay. She said in the newest revision there was a provision to allow for an analysis to be done by a qualified biologist to determine whether or not there was any potential impact.

Chair Strehl asked about the cost of purchasing renewable energy per unit. Heather Abrams said an estimate from the Peninsula Clean Energy consultant was approximately one cent more per KWH. She said there was more to be reviewed. Chair Strehl asked if other cities required 100% renewable energy. Ms. Abrams said the City of Palo Alto's Municipal Utility provided 100% renewable energy through a number of means. She said Redwood City did not require. She said all 22 San Mateo County cities had committed to join Peninsula Clean Energy. Commissioner Strehl said her concern was that they were not overburdening development.

Commissioner Barnes asked if Mr. Tarlton might address what the impact of 100% renewable energy costs would be for Life Science tenants. Mr. Tarlton said energy charges for the Life Science tenants ranged from \$0.20 per square foot to over \$0.50 per square foot per month depending on the type. He said if the additional cost of doing clean energy was nominal it would not create a competitive disadvantage for them with South San Francisco and Mission Bay. He said without the proposed coalition today's cost through PG&E was \$.035 per KWH and that was a 20% increase which he could not put on his tenants.

Commissioner Riggs read questions he had prepared for the meeting noting he did not expect answers this evening. How does a developer access alternative water source for non-potable water uses for irrigation and toilets as there was no system in place; why are interior alterations included as a trigger for street improvements; would bird-friendly glass be needed within the interior of large parcels as opposed to bay frontage; Facebook East is fully parked – how can we take three segments of their parking and rezone it for housing; why do we apply café street scene setbacks in Life and Science zone; why are streets taken from private property and excluded from their FAR calculation unless paseos; what was the importance level of undergrounding utilities in the Life Sciences and Office zones- how did it become one of the top five priorities; design standards – how do I add 10,000 square foot to an existing building with a 90 foot setback from the street and meets the setback standard of no more than 30 feet; and what if an existing grove of trees was within a 60-foot setback. He said it would be good to have discussion about the design section.

Mr. Knox said they had answers to all of those questions and they with staff could prepare something informational to go out by email over the next couple of weeks to the Commissioners.

## **H. Regular Business**

- H1. 2016-17 Capital Improvement Program/General Plan Consistency:  
Consideration of consistency of the 2016-2017 projects of the Five-Year Capital Improvement Plan with the General Plan. ([Staff Report #16-040-PC](#)).

Assistant City Manager Chip Taylor said he was filling in for Public Works Director Justin Murphy. Commissioner Goodhue said at previous meetings they had gotten priority lists that were color coded. She asked if the project listed were all deemed priorities.

Mr. Taylor said the list did not show multi-year projects already approved. He said the projects shown were working their way forward, noting that the City Council had adopted their work plan for the year, which had 70-80 items that were projects.

Commissioner Barnes asked what the prioritization was. Mr. Taylor said when the Plan was created many of the projects tended to be infrastructure projects developed through planning efforts in prior years; he said the street resurfacing program was an example. He said sometimes the Council wants to do something particular such as a traffic calming study.

**ACTION:** Motion and second (Riggs/Goodhue) to make the finding that the 2016-2017 projects of the Five-Year Capital Improvement Plan are consistent with the General Plan; passes 5-0 with Commissioner Combs and Onken absent.

## **I. Informational Items**

- I1. Future Planning Commission Meeting Schedule.
- Regular Meeting: June 6, 2016
  - Regular Meeting: June 20, 2016
  - Regular Meeting: July 11, 2016

## **J. Adjournment**

Chair Strehl adjourned the meeting at 11:20 p.m.

Staff Liaison: Deanna Chow, Principal Planner

Recording Secretary: Brenda Bennett



## STAFF REPORT

### Planning Commission

**Meeting Date:**

**6/20/2016**

**Staff Report Number:**

**16-049-PC**

### Public Hearing and

**Study Session:**

**Draft Environmental Impact Report (EIR) Public Hearing and Study Session/Hibiscus Properties, LLC/Facebook Campus Expansion Project (301-309 Constitution Drive)**

## Recommendation

Staff recommends that the Planning Commission take the following actions for the Facebook Campus Expansion Project (addressed 301-309 Constitution Drive):

- Conduct a Public Hearing to receive public testimony on the Draft Environmental Impact Report (EIR); and
- Conduct a Study Session to provide feedback on the overall project, including the Draft Fiscal Impact Analysis (FIA).

The June 20 meeting will not include any project approval actions. The proposal will be subject to additional review at future Commission and City Council meetings. Staff recommends the following meeting procedure to effectively and efficiently move through the two items, allowing the public and the Planning Commission to focus comments on the specific project components.

### ***Draft EIR Public Hearing***

- Introduction by Staff
- Presentation by Consultant
- Public Comments on Draft EIR
- Commissioner Questions on Draft EIR
- Commissioner Comments on Draft EIR
- Close of Public Hearing

### ***Project Proposal Study Session***

- Introduction by Staff
- Presentation by Applicant
- Public Comments on Project
- Commissioner Questions on Project
- Commissioner Comments on Project



## **Policy Issues**

Draft EIR public hearings provide an opportunity for Planning Commissioners and the public to comment on the completeness and accuracy of the Draft EIR document. Study sessions provide an opportunity for Planning Commissioners and the public to provide feedback on the overall project. Both Draft EIR public hearings and study sessions should be considered on a case-by-case basis, with comments used to inform future consideration of the project.

The proposed project will require the City Council to consider the requested land use entitlements, such as the merits of the proposed Zoning Ordinance text amendment, rezoning, conditional development permit (CDP), heritage tree removals, and below market rate (BMR) agreement, along with the public benefits associated with the Development Agreement. In addition, the Council will ultimately need to consider the potentially significant and unavoidable impacts and the accompanying statement of overriding considerations. After release of the Final Environmental Impact Report (EIR), the Planning Commission will provide a recommendation on the project entitlements and the Final EIR for the Council's consideration.

## **Background**

On March 31, 2015, Hibiscus Properties, LLC, a wholly owned subsidiary of Facebook, Inc., submitted an application for the proposed redevelopment of the former TE Connectivity Campus. The campus is located at 301-309 Constitution Drive, along Bayfront Expressway, between Chilco Street and Building 23 (formerly identified as 300 Constitution Drive) and the recently completed Building 20 (formerly identified as the Facebook West Campus). The TE Connectivity campus was originally developed by Raychem through a Master Site Plan. Following the Master Site Plan approval, two Conditional Development Permits (X districts) were established for two areas of the campus to permit the heights of specific buildings to exceed the M-2 zoning district height limit of 35 feet. The campus was originally approximately 80 acres in area, but in 2006 General Motors purchased 22 acres of the site, which now contains the recently completed Facebook Building 20.

Previously, in December 2014, the Planning Commission approved a use permit to convert an existing approximately 180,000 square foot warehouse and distribution building to offices and ancillary employee amenities, located at 300 Constitution Drive (now Building 23), near the Constitution Drive entrance to the site along Chilco Street. Construction is almost complete and the building has received temporary occupancy from the City.

## **Site location**

The subject site is located at 301-309 Constitution Drive, which extends from the corner of Chilco Street and Bayfront Expressway east toward Building 20 near Willow Road. Currently the sole external access point to the subject property is located along Chilco Street at the intersection of Constitution Drive; however, the applicant is proposing to install a signalized access along Bayfront Expressway. In addition to the main entrance along Chilco Street, there is currently an emergency vehicle access point between the eastern end of the site and the Building 20 property. Chilco Street wraps around the western side and a portion of the southern side of the property. There is an electric substation solely servicing this site located near the curve in Chilco Street. The campus is adjacent to Bayfront Expressway across from the

former salt ponds that are subject of a forthcoming restoration project and adjacent to Chilco Street. To the west are commercial and industrial uses within the M-2 (General Industrial) zoning district, and to the east is Facebook Building 20, located at the corner of Willow Road and Bayfront Expressway. To the south, across the Dumbarton Rail Corridor and Chilco Street, are the Onetta Harris Community Center and Menlo Park Senior Center, Beechwood School, Menlo Park Fire Protection District Station 77, single-family residences (R-1-U zoning district), and single-family residences in the Hamilton Park housing development (R-3-X zoning district). A location map is included as Attachment A.

### ***Project description***

The proposed project would redevelop the approximately 58-acre TE Connectivity campus, which currently consists of multiple buildings that include manufacturing, warehousing, office, and research and development uses. The existing site contains approximately 1.02 million square feet of gross floor area (GFA) for an FAR of 40 percent, inclusive of Building 23 (300 Constitution Drive). Building 23 is not part of the project, but is located on the project site and therefore, is included in the site analysis. While Building 20 is not currently part of the site, the project site would be merged with Building 20. For purposes of this staff report and project review, Building 20 is not included in the analysis.

The proposed project includes the construction of two new office buildings (Buildings 21 and 22), encompassing approximately 962,400 square feet of gross floor area. The two office buildings would increase the gross floor area of office uses at the site by 126,600 square feet. The project also includes a potential 200-room limited service hotel of approximately 174,800 square feet. With the hotel, the net increase in gross floor area for all uses at the site would be approximately 121,300 square feet for a total of 1,317,300 square feet, inclusive of Building 23. The following table summarizes the proposed square footage at the site by building:

<b>Proposed Project Components</b>	<b>Gross Floor Area (GFA)</b>	<b>Floor Area Ratio (FAR)</b>
Building 21 (Demolish Buildings 307-309)	512,900 sf	n/a
Building 22 (Demolish Buildings 301-306)	449,500 sf	n/a
Building 23 (Converted Building 300)	180,100 sf	n/a
<i>Total Proposed Office Area</i>	<i>1,142,500 sf</i>	<i>45%</i>
Hotel	174,800 sf	n/a
<i>Total Proposed GFA</i>	<i>1,317,300 sf</i>	<i>52%</i>

The proposed office buildings would be oriented east-to-west, similar to Building 20. Building 21 would be constructed in the first phase and would be connected to Building 20 through usable gross floor area. Building 22 and the hotel would be a second phase and Buildings 22 and 21 would be connected through an open air bridge. The hotel is anticipated to be located near the corner of Chilco Street and Bayfront Expressway. The project would include publicly accessible open space and a new pedestrian/bicycle bridge over Bayfront Expressway, providing a more direct connection from the campus and the Belle Haven neighborhood to the Bay Trail. The publicly accessible area would be located between Building 21 and 22, adjacent to the bend in Chilco Street near the Dumbarton Rail Corridor. The most recent version of the project plans is included in Attachment B and also available on the City-maintained project page

(<http://menlopark.org/1001/Project-Plans>).

The entitlement process for the Facebook Campus Expansion Project includes the following review and permit approvals:

- **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;
- **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 permit the proposal to diverge from standard M-2 zoning district requirements;
- **Conditional Development Permit (CDP)** to redevelop the approximately 58 acre site with approximately 962,400 square feet of offices and a 200 room hotel of approximately 174,800 square feet. Including the existing Building 23 (approximately 180,108 square feet), the maximum gross floor area for offices would be approximately 1.143 million square feet, which is within maximum 45 percent floor area ratio (FAR) for offices. With the hotel, the maximum gross floor area would be approximately 1.318 million square feet, or 52 percent FAR, which is consistent with the FAR maximum of up to 55 percent for all other uses. The CDP would permit maximum building heights of up to 75 feet and allow building coverage to potentially exceed 50 percent of the site, as well as to define all other development standards, such as parking at the site. The CDP would also include the existing Building 20 (1 Facebook Way);
- **Development Agreement** for the provision of overall benefits to the City and adequate development controls in exchange for vested rights for the Facebook Campus Expansion Project;
- **Heritage Tree Removal Permits** to permit the removal of approximately 274 heritage trees associated with the proposed project;
- **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;
- **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
- **Draft Environmental Impact Report** to analyze the potential environmental impacts of the proposed project.

While not required by CEQA, the City has prepared a Draft Fiscal Impact Analysis (FIA) to inform decision makers and the public of the potential fiscal impacts of the project. Comments on the FIA would be reviewed and considered by the City and its consultant. A final FIA, if applicable, would be released along with the Final EIR to inform the Planning Commission and City Council reviews of the project. Comments on the Draft FIA should be made in writing to Kyle Perata, Senior Planner, 701 Laurel Street, Menlo Park, or via email at [ktperata@menlopark.org](mailto:ktperata@menlopark.org). Verbal comments will be accepted at the study session item on June 20, 2016 Planning Commission meeting. The Draft FIA is discussed in the Analysis section. A displacement analysis is also being prepared for the project and is anticipated to be available by the Housing Commission's meeting on June 29, 2016.

## ***CEQA review***

The Draft EIR assesses potentially significant environmental impacts that could result from the project. A potentially significant effect is a potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. Potential impacts under CEQA are physical, not social or economic.

As stated in the State CEQA Guidelines, an EIR is an “informational document” that is intended to inform public agency decision-makers and the public of the potentially significant environmental effects of a project, identify possible ways to avoid or substantially lessen the significant effects, and describe reasonable alternatives to the project. The purpose of this Draft EIR is to provide the City, responsible and trustee agencies, other public agencies, and the public with detailed information about the environmental effects that could result from implementing the Project, examine and institute methods of mitigating any adverse environmental impacts should the Project be approved, and consider feasible alternatives to the Project, including the required No Project Alternative.

The members of the Planning Commission were previously provided a copy of the Draft EIR and a copy of the Draft EIR is located on the City website (<http://menlopark.org/1012/Environmental-Impact-Report>).

## **Analysis**

### ***Draft EIR***

The Draft EIR analyzes the following topic areas:

- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Green House Gas Emissions
- Hazardous Materials
- Land Use
- Noise
- Population and Housing
- Public Services
- Transportation
- Utilities and Service Systems
- Hydrology and Water Quality

The following areas were scoped out of the analysis since the Project is not anticipated to result in significant environmental effects in these areas:

- Agricultural or Forestry Resources
- Mineral Resources

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

### Impact Analysis

For each of the analyzed topic areas, the Draft EIR describes the existing conditions (including regulatory and environmental settings), and analyzes the potential environmental impacts (noting the thresholds of significance and applicable methods of analysis). Impacts are considered both for the project individually, as well as for the project in combination with other projects and cumulative growth. The Draft EIR identifies and classifies the potential environmental impacts as:

- Potentially Significant
- Less than Significant
- No Impact

Where a potentially significant impact is identified, mitigation measures are considered to reduce, eliminate, or avoid the adverse effects. If a mitigation measure cannot eliminate/avoid an impact, or reduce the impact below the threshold of significance, it is considered a potentially significant and unavoidable impact.

The Draft EIR prepared for the project identifies less than significant effects in the following categories:

- Land Use
- Geology and Soils
- Population and Housing
- Public Services
- Utilities and Service Systems

The Draft 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
- Hazards and Hazardous Materials

The Draft EIR identifies potentially significant environmental effects that are significant and unavoidable in the following categories:

- Transportation
- Greenhouse Gas Emissions

### ***Potentially Significant and Unavoidable Impacts***

As stated previously the environmental analysis concluded that there could be potentially significant and

unavoidable impacts to transportation and greenhouse gas emissions (GHGs). The following discusses those potential impacts in more detail.

### Transportation

The Draft EIR evaluated potential impacts of the Project on vehicular traffic conditions during the peak hours and daily, regional routes of significance, pedestrian and bicycle facilities, transit service and delay to transit vehicles, and vehicle miles traveled (VMT). This is the first environmental review document prepared by the City incorporating VMT analysis and thresholds of significance. VMT is simply the miles traveled by vehicles in a specified area in a specified time period. It is a key factor in determining greenhouse gas (GHG) emissions from transportation sources, and is also used as an input to the GHG and air quality analyses for environmental review purposes. Thresholds were developed following draft guidelines issued in January 2016 from the California Governor's Office of Planning and Research (OPR) which are anticipated to be adopted later this year.

The Transportation Analysis was prepared to be coordinated with the ConnectMenlo General Plan Update. A citywide travel demand model was developed for purposes of this Project and ConnectMenlo to forecast traffic volumes in the study area. The city model refines the regional travel model maintained by the Valley Transportation Authority (VTA) and San Mateo City/County Association of Governments (C/CAG) to add detail to the land use and circulation networks within the model. The new model has the appropriate level of detail to provide refined transportation forecasts within Menlo Park, and is responsive to congestion on corridors to provide a more realistic picture of traffic patterns during commute hours.

The Draft EIR determined that impacts to pedestrian conditions, bicycle facilities, transit service, and vehicle miles traveled would be less than significant, or less than significant with mitigation. However, the transportation impacts on intersections, roadway segments, and routes of regional significance have been determined to be potentially significant. Table 1 below summarizes the intersection impact findings and Table 2 summarizes the roadway segment and routes of regional significance findings. Mitigations have been specified for most intersections/segments routes, where noted by "LTS/M" (less than significant with mitigation). However, some impacts are considered significant and unavoidable due to factors such as the need to acquire additional rights-of-way, violation of existing policies, or a location outside of the City's jurisdiction.

Table 1: Intersection Impact Summary				
Study Location		Scenario		
No.	Name	Background plus Project Conditions (TRA-1)	Cumulative 2040 Existing General Plan plus Project Conditions (TRA-10)	Cumulative 2040 Proposed General Plan plus Project Conditions (TRA-13)
1	Sand Hill Road/I-280 Northbound Off-Ramp	□ No impact	■ LTS/M	■ LTS/M
2	Sand Hill Road/I-280 Northbound On-Ramp	■ LTS/M	□ No impact	□ No impact



25	El Camino Real/Glenwood Avenue	□ No impact	■ LTS/M	□ No impact
28	El Camino Real/Ravenswood-Menlo Avenues	□ No impact	■ LTS/M	■ LTS/M
36	Willow Road/Hamilton Avenue	■ S/U	■ S/U	■ S/U
37	Willow Road/Bayfront Expressway	■ S/U	■ S/U	■ S/U
38	University Avenue/Bayfront Expressway	■ S/U	■ S/U	■ S/U
40	Bayfront Expressway/Chilco Street	■ LTS/M	□ No impact	□ No impact
45	Chilco Street/Constitution Drive	■ LTS/M	■ LTS/M	■ LTS/M
46	Chrysler Drive/Constitution Drive	□ No impact	■ LTS/M	■ LTS/M
47	University Avenue/Adams Drive	■ S/U	■ S/U	■ LTS/M
50	Jefferson Drive/Constitution Drive	■ LTS	□ No impact	□ No impact
51	University Avenue/Bay Road	□ No impact	■ LTS/M	■ LTS/M
54	University Avenue/Donohoe Street	□ No impact	■ S/U	■ S/U
56	University Avenue/US 101 Southbound Ramp	■ LTS/M	■ LTS/M	■ LTS/M
57	University Avenue/Woodland Avenue	■ LTS/M	■ LTS/M	□ No impact
60	Chilco Street/Hamilton Avenue	■ S/U	■ S/U	■ S/U
65	Bayfront Expressway/Building 20 Entrance	■ S/U	■ S/U	■ S/U
66	Bayfront Expressway/Proposed Building 20 Entrance	■ S/U	■ S/U	■ S/U

Table 2: Roadway Segment &amp; Routes of Regional Significance Impact Summary

Study Location	Scenario		
	Background plus Project Conditions (TRA-3)	Cumulative 2040 Existing General Plan plus Project Conditions (TRA-10)	Cumulative 2040 Proposed General Plan plus Project Conditions (TRA-13)
Adams Drive	■ S/U	■ S/U	■ S/U
Alameda de las Pulgas	■ S/U	■ S/U	■ S/U
Alpine Road	■ S/U	■ S/U	■ S/U

Cambridge Avenue	■ S/U	■ S/U	■ S/U
Chilco Street	■ S/U	■ S/U	■ S/U
Constitution Drive	■ S/U	■ S/U	■ S/U
Hamilton Avenue	■ S/U	■ S/U	■ S/U
Ivy Drive	■ S/U	■ S/U	■ S/U
Marsh Road	■ S/U	■ S/U	■ S/U
Middlefield Road	■ S/U	■ S/U	■ S/U
Newbridge Street	■ S/U	■ S/U	■ S/U
Oak Grove Avenue	■ S/U	■ S/U	■ S/U
Sand Hill Road	■ S/U	■ S/U	■ S/U
Santa Cruz Avenue	■ S/U	■ S/U	■ S/U
Bayfront Expressway, US 101 to Marsh Road	■ S/U	■ S/U	■ S/U
Bayfront Expressway, Willow Road to University Avenue	■ S/U	■ S/U	■ S/U
Bayfront Expressway, University Avenue and the county line	■ S/U	■ S/U	■ S/U
US 101, north of Marsh Road	■ S/U	■ S/U	■ S/U
US 101, south of Willow Road	■ S/U	■ S/U	■ S/U

Partial mitigations are included for the planning and construction of neighborhood traffic calming and bicycle and pedestrian improvements, which would be required of the project. However, they are not expected to fully mitigate the impacts and therefore, the impacts would be considered significant and unavoidable.

### Greenhouse Gas Emissions

The Draft EIR concludes that development of the proposed project would conflict with applicable plans and policies, or regulations adopted for the purposes of reducing the emissions of GHGs. Therefore, this impact is considered potentially significant and unavoidable. The proposed project would result in less than significant impacts with regard to consistency with the AB 32 Scoping Plan and the City's Climate Action Plan. However, the proposed project is not consistent with Executive Orders EO S-3-05 and EO B-30-15.

EO S-3-05 asserted that California is vulnerable to the effects of climate change. To combat this concern, the order established the following GHG emissions reduction targets:

- By 2010, reduce GHG emissions to 2000 levels
- By 2020, reduce GHG emissions to 1990 levels

- By 2050, reduce GHG emissions to 80 percent below 1990 levels

Executive Orders are legally binding only on state agencies. Accordingly, EO S-3-05 guides state agencies' efforts to control and regulate GHG emissions but has no direct binding effect on local government or private actions. The secretary of the California Environmental Protection Agency (CalEPA) is required to report to the governor and state legislature biannually regarding the impacts of global warming on California, mitigation and adaptation plans, and progress made toward reducing GHG emissions to meet the targets established in this EO.

EO B-30-15 established a medium-term goal for 2030 of reducing GHG emissions to 40 percent below 1990 levels. It also required the California Air Resources Board to update its current AB 32 Scoping Plan to identify measures to meet the 2030 target. The executive order supports EO S-3-05, described above, but currently is binding only on state agencies.

These executive orders establish long term goals for GHG reductions below 1990 levels by varying amounts and timeframes for reductions. The project is estimated to be consistent with the EO B-30-15's substantial progress target in 2030; however, it cannot be determined if the project is consistent with the long term 2050 goal in EO S-3-05. Since the systemic changes would require significant policy, technical, and economic changes to reach the reduction targets at both the state and federal level, the impact is conservatively assumed to be potentially significant and unavoidable.

#### Alternatives

Based on the significance conclusions of the Draft EIR, alternatives to the project were 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." The CEQA analysis includes the following alternatives:

- **No Project Alternative.** The No Project Alternative is provided in the Draft EIR to compare the impacts of the project with what would be reasonably expected to occur in the foreseeable future if the Project were not approved and development continued to occur in accordance with existing plans and consistent with available infrastructure and community services (CEQA Guidelines Section 15126.6(e)(2)).
- **Reduced Intensity Alternative.** The Reduced Intensity Alternative assumes a 30 percent reduction in gross floor area and the number of employees.

The Reduced Intensity Alternative is the Environmentally Superior Alternative. However, the Reduced Intensity Alternative would not eliminate all significant and unavoidable impacts of the project, although the severity of some impacts would be reduced.

#### Correspondence

As of the publication of the staff report, no correspondence on the Draft EIR had been received.

### ***Study Session***

The June 20 Planning Commission meeting will also serve as a study session to review the project proposal. This is an opportunity for the Planning Commission and the public to become more familiar with the project, and to ask questions and provide individual feedback on project aspects such as the building design or site layout. City staff and the project sponsor are currently negotiating the public benefits associated with the Development Agreement and the Planning Commission may wish to provide guidance on public benefits to be considered in the negotiations.

The applicant is proposing to redevelop the site under the existing M-2 (General Industrial) zoning district. However, to enable the applicant's proposed comprehensive redevelopment of the site, the applicant is proposing a conditional development permit (CDP). The CDP would define all development standards, and allow modification from the M-2 zoning standards for height, parking, and building coverage. The proposed development would be within the maximum building coverage for the site, but with the inclusion of Building 20 (after the lot reconfiguration), the building coverage would exceed the 50 percent maximum development standard. While the hotel is consistent with the existing general plan, a Zoning Ordinance text amendment would be necessary to conditionally permit hotels in the M-2 Zoning District. The Zoning Ordinance text amendment is consistent with the current General Plan.

### **Site Layout**

The proposed project would continue the existing Building 20 (formerly West Campus) development westward toward the intersection of Chilco Street and Bayfront Expressway. Building 21 would be constructed in the first phase and would house approximately 512,900 square feet of gross floor area. Building 21 would be attached to Building 20 through usable gross floor area. In order to enable the construction of Building 21, the existing lot line between Building 20 and the project site would need to be relocated. It is anticipated that a lot line adjustment would be used to locate the hotel on its own individual parcel with Buildings 20, 21, 22, and 23 located on one parcel. Building 22 and the hotel are anticipated to be constructed in a second phase. Building 22 would be located to the west of Building 21 across from the publicly accessible open space. The publicly accessible open space would be accessed from the bend in Chilco Street, to the north of the Dumbarton Rail Corridor. The public open space is anticipated to include both passive and active recreation space and would connect with the mixed-use bicycle and pedestrian bridge over Bayfront Expressway. Buildings 21 and 22 would be connected through an open air bridge across the public open space. The hotel would be located to the west of Building 22, near the corner of Bayfront Expressway and Chilco Street.

### **Building Design**

At this point, massing studies have been done for Building 22 and the hotel to define the general development proposal and enable the environmental review to analyze the proposed buildings. Building 21, the first phase, is more developed and the Planning Commission's recommendation on the project and the City Council's ultimate action on the project will include review of the design for Building 21. Building 21 (and it is anticipated Building 22) would be similar in design to Building 20. The proposed hotel and office buildings would extend to a maximum height of 75 feet, comparable to Building 20. Along the south side of Building 21 (at the connection with Building 20) would be a terraced area leading from grade to the main level and mezzanine level. Building 21 would contain a usable roof deck with landscaping.

In general, the building would be designed in a contemporary style and the proposed building would be clad in insulated metal panels in shades of white, grey, green, orange, and pink. In addition, the façade would contain exposed concrete and concrete masonry units (CMUs). There would be wood decking on the exterior entry walkway surfaces and corrugated stainless steel or corrugated polycarbonate awnings. The glass would be low-e fritted glazing. The applicant has submitted a color and materials board that will be available for the Planning Commission's review at the meeting.

#### Site Access and Circulation

The site is currently accessed via Constitution Drive at the intersection with Chilco Street. As part of the project, the applicant intends to construct a second access point along Bayfront Expressway, which would be located to the east of the publicly accessible open space and pedestrian bridge. Since Bayfront Expressway (Highway 84) is under Caltrans jurisdiction, Facebook has been working with Caltrans on the placement of the new signalized intersection. Within the project site, the applicant has identified vehicle, pedestrian, and bicycle circulation, along with emergency vehicle access routes that would link with Building 20 and ultimately Buildings 10-19, allowing employees and vehicles to easily circulate within the overall campus. The applicant is considering two emergency vehicle access points along Chilco Street between Building 23 and the bend in the road near the railroad tracks.

As a separate project, Facebook has been working with the City to install new pedestrian pathways and bike lanes along Chilco Street to create a pedestrian connection between the Belle Haven Neighborhood and the San Francisco Bay Trail and Bedwell Bayfront Park. The project includes a limit on the number of daily or peak period vehicle trips to and from the site, consistent with Building 20. The applicant proposes to continue to implement its Transportation Demand Management (TDM) program as part of the proposed project. The applicant's TDM program includes measures such as subsidized Caltrain Go-Passes and Caltrain station shuttles, employee commuter shuttle bus service/intern shuttles, campus bike share program, bicycle amenities, vanpools, educational and promotional events to encourage alternate modes of travel, and rideshare program.

#### Parking

The project would provide 3,533 parking spaces for both the office buildings and hotel. The office uses would have 3,288 spaces, which is a ratio of one space for every 348 square feet of gross floor area. The proposed parking ratio would deviate from the Zoning Ordinance standard of one space for every 300 square feet of gross floor area, which can be permitted through the conditional development permit for the Project. The hotel would have approximately 245 spaces, which according to the applicant represents one space per each room and employee. The parking ratio for the hotel would exceed the Planning Division's recommended use based guidelines, which is 1.1 spaces per hotel room. The parking would be located in surface parking lots and the proposed new office buildings would be located over the surface parking, consistent with the Building 20 design.

#### Trees and Landscaping

The applicant submitted an arborist report, included as Attachment C, for the project site as part of the environmental review process for the Facebook Campus Expansion Project. The arborist report details the species, size, and conditions of all trees on site. The arborist report identified a total of 770 trees, 274 of

which are identified as heritage trees. As is described in the arborist report and shown on the Tree Disposition Plan, the majority of the heritage trees (149 trees total) on the project site are in good health. The remainder of the trees are in fair-poor and poor-dead health. Under the proposed site plans, all trees would be removed. The tree disposition plan is included as Attachment D. However, as part of the proposal, heritage trees that are in good health (as determined by a certified arborist in the report) would be replaced at a ratio of 2:1; heritage trees with fair or poor health, or dead heritage trees, would be replaced at a ratio of 1:1. The Project Sponsor is proposing to replace the 274 heritage trees with a minimum of 423 trees throughout the Project site, which meets the Project Sponsor's proposed heritage tree replacement ratio requirement. The proposed heritage tree replacements would be located at grade. While additional trees and landscaping would be located on the mezzanine/terrace and roof deck levels, those trees would not be included in the calculation for heritage tree replacements.

### ***Draft FIA***

The City's independent economic consultant, BAE Urban Economics, has prepared a Draft FIA, assessing the fiscal impact of the project on the City and special districts, such as the Menlo Park Fire Protection District. The Draft FIA projects the potential changes in revenues and expenditures, and resulting net fiscal impact directly associated with development of the proposed project. In addition, the Draft FIA estimates the potential one-time/non-recurring revenues (such as impact fees). The Draft FIA explores the net fiscal impact of the project on the following:

- Menlo Park General Fund;
- Menlo Park Fire Protection District;
- Ravenswood Elementary School District and Sequoia Union High School District; and
- Other special districts serving the site.

The Draft FIA evaluates the potential net fiscal impact of the project based on the proposed development scenario and the reduced project alternative, which was evaluated in the Draft EIR. The table below identifies the annual fiscal impacts to the City of Menlo Park, the Menlo Park Fire Protection District, and the Sequoia Union High School District from the project. The Ravenswood Elementary District is not identified in the table below, since there is no net fiscal impact to the elementary school district. The district is a revenue limit school district, which is guaranteed a per-student funding amount determined by the state. As revenues within the district increase, the State's portion of the funding is reduced by a commensurate amount. Additional property tax revenue is not used to exceed the revenue limit per student.

<b>Annual Impact (Project)</b>	<b>City of Menlo Park</b>	<b>Menlo Park Fire Protection District</b>	<b>Sequoia Union High School District</b>
New Revenues	\$2,319,900	\$661,500	\$717,100
New Expenditures	\$1,249,800	\$644,100	\$0
<b>Net Fiscal Impact</b>	<b>\$1,070,100</b>	<b>\$17,400</b>	<b>\$717,100</b>

The proposed project would result in a net positive fiscal impact for the City, the Fire District, and the Sequoia Union High School District. The City would receive approximately \$1,070,100 annually (calculated in 2015 dollars), while the Fire District would annually receive a net of \$17,400 after calculating in expenditures, and the Sequoia Union High School district would receive \$717,100 annually. Since the



project does not contain dwelling units, no additional students are anticipated for the district. The table below summarizes the fiscal impact of the reduced intensity project alternative.

<b>Annual Impact (Alternative)</b>	<b>City of Menlo Park</b>	<b>Menlo Park Fire Protection District</b>	<b>Sequoia Union High School District</b>
New Revenues	\$1,971,600	\$486,900	\$529,100
New Expenditures	\$846,500	\$436,300	\$0
<b>Net Fiscal Impact</b>	<b>\$1,125,100</b>	<b>\$50,600</b>	<b>529,100</b>

The reduced intensity project alternative could potentially result in a higher net fiscal impact to the City and the Fire District. The potential net revenue generated from the reduced intensity alternative project would result in less revenue to the Sequoia Union High School District. The project and reduced intensity alternative would result in one time impact fees being paid to the City and various special districts. The table below highlights estimated impact fees associated with the project.

<b>Impact Fees</b>	<b>City of Menlo Park</b>	<b>Menlo Park Fire Protection District</b>	<b>Sequoia Union High School District</b>
Project	\$13,627,300	TBD	\$85,000
Project Alternative	\$6,965,300	TBD	\$3,600

At the time this Draft FIA was prepared, the Menlo Park Fire Protection District impact fee was not in effect. It is anticipated to be effective prior to issuance of a building permit for the Facebook Campus Expansion Project and therefore, the applicant would pay the impact fee. The Draft FIA includes analysis of fiscal impacts to other smaller special districts, which is included in the Draft FIA.

The Draft FIA is available for public review at City offices and on the City maintained Project web page. Comments on the Draft FIA may be made at the June 20, 2016 study session. Staff and the consultant will consider the comments and update the FIA accordingly. An updated FIA, if applicable, would be released along with the Final EIR to allow the Planning Commission and City Council to consider the FIA as part of the overall project review.

### **Impact on City Resources**

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

### **Environmental Review**

As discussed in the Analysis section of this report, a Draft EIR has been prepared for the project. Following the close of the comment period, staff and the consultant will compile the responses to comments document, and will consider and respond to comments received on the Draft EIR. Repeat comments may be addressed in Master Responses, and portions of the EIR may be revised in ~~strikethrough~~ (deleted text) and underline (new text) format. Once the responses and revisions are complete, the Final EIR will be released, consisting of the Responses to Comments plus the Draft EIR.

The Final EIR will be considered by the Planning Commission and City Council concurrent with the final project actions.

### **Public Notice**

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property. Notice of the Draft EIR's availability and the holding of this public hearing was also provided to agencies and jurisdictions of interest (e.g., Caltrans, City of East Palo Alto, etc.).

### **Attachments**

- A. Location Map
- B. Project Plans
- C. Arborist Report by SBCA Tree Consulting, dated March 28, 2016
- D. Tree Disposition Plan

### **Disclaimer**

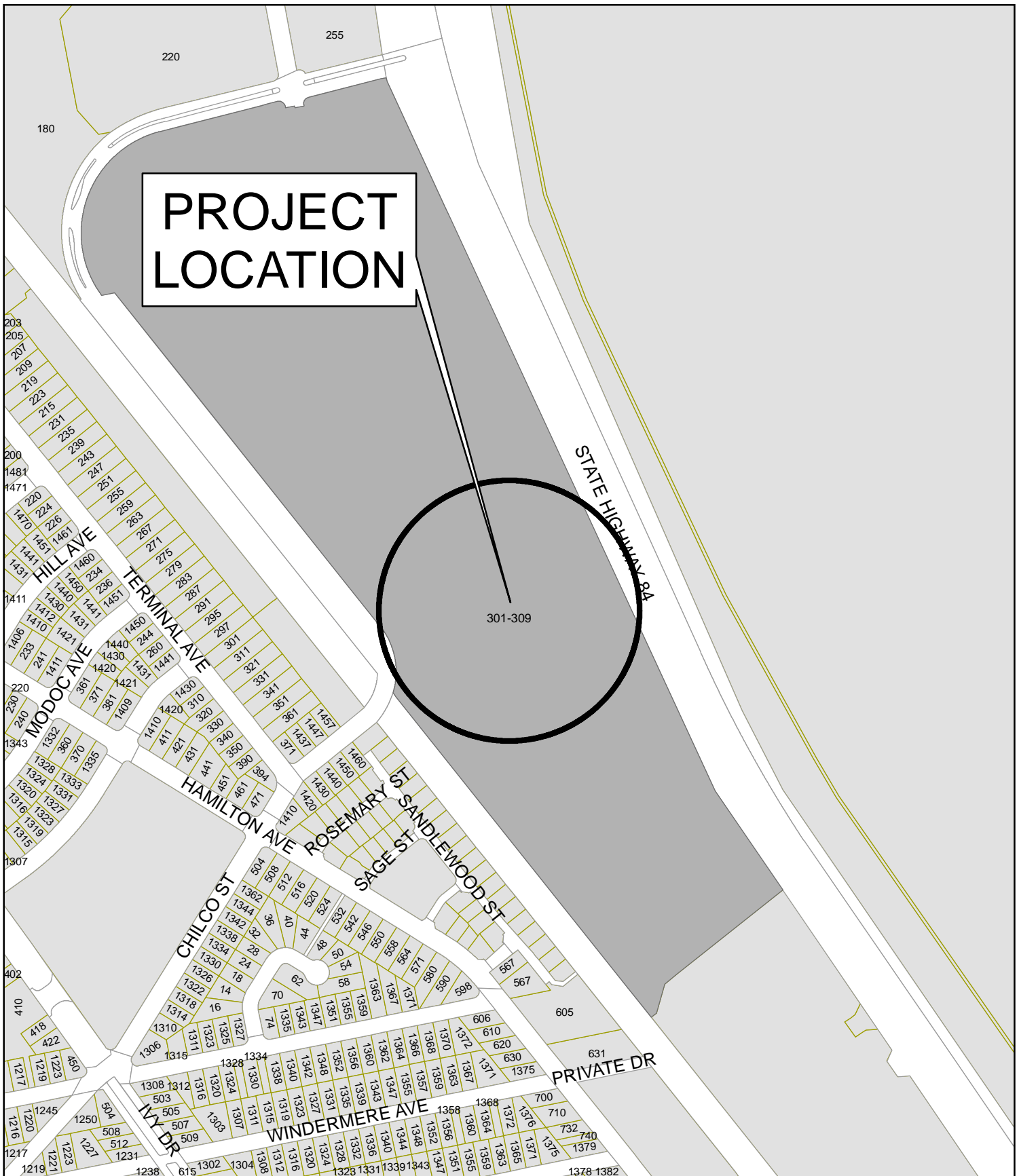
Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

### **Exhibits to Be Provided at Meeting**

- Color and Materials Board
- Scale Model of Proposed Project

Report prepared by:  
Kyle Perata, Senior Planner

Report reviewed by:  
Deanna Chow, Principal Planner

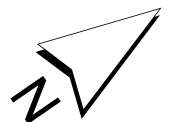


# CITY OF MENLO PARK

## LOCATION MAP

### 301-309 CONSTITUTION DRIVE

DRAWN: TAS CHECKED: KTP DATE: 06/06/16 SCALE: 1" = 300' SHEET: 1



# ARCHITECTURAL

DRAWING SHEET INDEX		SOURCE	SCALE	7/17/2015	7/28/2015	8/1/2015	8/7/2015	8/19/2015	8/31/2015	9/2/2015	9/14/2015	9/25/2015	10/2/2015	10/9/2015	10/23/2015	11/4/2015	11/13/2015	2/23/2016	2/26/2016	3/1/2016	3/2/2016	3/9/2016	5/18/2016	6/8/2016
SHEET #	SHEET TITLE																							
A0	PROJECT INFORMATION																							
A0-01	PRELIMINARY DATA SHEET	GP	NTS	*																*				
A0-02	AERIAL REGIONAL SITE VIEW	GP	1"=300'	*																				
	PROGRAM																							
A0-20	PROGRAM AREAS BLDG 21, BLDG 22, BLDG 23, & POTENTIAL HOTEL	GP	NTS					*		*					*									*
A0-21	PROGRAM: AMENITIES OF HOTEL	GP	NTS					*		*		*												*
A0-22	MPK21 GFA CALCULATIONS		AS NOTED																					*
A0-23	MPK21 GFA CALCULATIONS		AS NOTED																					*
	ARCHITECTURAL																							
A1	SITE																							
A1-01	EXISTING REGIONAL PLAN	GP	1"=300'	*				*																
A1-02	PROPOSED REGIONAL PLAN	GP	1"=300'	*				*							*		*					*		
A2	FLOOR PLAN																							
A2-01	EXISTING SITE PLAN	GP	1"=150'	*				*							*									
A2-02	PROPOSED SITE PLAN	GP	1"=150'	*				*	*	*					*	*	*	*	*	*	*	*	*	*
A2-03	GROUND LEVEL PLAN PARKING DATA	GP	1"=150'	*		*		*	*	*					*	*	*	*	*	*	*	*	*	*
A2-04	LEVEL 01 OFFICE PLAN	GP	1"=150'	*				*	*	*					*	*	*	*	*	*	*	*	*	*
A2-05	LEVEL 01 MEZZANINE PLAN	GP	1"=150'	*				*	*	*					*	*	*	*	*	*	*	*	*	*
A2-06	ROOF PLAN/LIGHTING PLAN / DECK INFORMATION	GP	1"=150'	*	*			*	*	*					*	*	*	*	*	*	*	*	*	*
A3	SECTIONS																							
A3-01	SITE SECTIONS	GP	AS NOTED	*				*								*	*	*						
A3-02	SITE SECTIONS	GP	AS NOTED	*				*								*	*	*	*	*	*	*	*	*
A3-03	SITE SECTIONS	GP	AS NOTED	*				*								*	*	*	*	*	*	*	*	*
A3-21	MPK 21 ELEVATIONS	GP	AS NOTED	*				*								*	*	*	*	*	*	*	*	*
A3-22	MPK 21 ELEVATIONS	GP	AS NOTED	*				*								*	*	*	*	*	*	*	*	*
A3-23	MPK 21 ELEVATIONS	GP	AS NOTED	*				*								*	*	*	*	*	*	*	*	*
A3-24	MPK 21 ELEVATIONS	GP	AS NOTED	*				*								*	*	*	*	*	*	*	*	*
A3-31	MPK 21 CROSS SECTIONS	GP	AS NOTED	*				*								*	*	*	*	*	*	*	*	*
A3-32	MPK 21 CROSS SECTIONS	GP	AS NOTED	*				*								*	*	*	*	*	*	*	*	*
A4	PARKING PHASING																							
A4-01	EXISTING CONDITION: BUILDING 23 RENOVATION PARKING	GP	1"=150'	*				*							*	*	*	*	*	*	*	*	*	*
A4-02	PHASE 1: BUILDING 21 CONSTRUCTION PARKING	GP	1"=150'	*				*							*	*	*	*	*	*	*	*	*	*
A4-03	PHASE 2: BUILDING 22 & HOTEL CONSTRUCTION PARKING	GP	1"=150'	*				*							*	*	*	*	*	*	*	*	*	*
A5	UTILITIES																							
A5-01	FIRE ACCESS PLAN	GP	1"=150'	*				*								*	*	*	*	*	*	*	*	*
A5-02	BLDG 21 LADDER ACCESS SECTIONS	GP														*	*	*	*	*	*	*	*	*
A5-02B	BLDG 22 LADDER ACCESS SECTIONS	GP														*	*	*	*	*	*	*	*	*
A5-10	MPK 21 TRASH AND RECYCLING COLLECTION PLAN	GP	AS NOTED	*				*								*	*	*	*	*	*	*	*	*
A5-11	MPK 21 LOADING DOCK DELIVERY PLAN	GP	AS NOTED	*				*								*	*	*	*	*	*	*	*	*
A6	PHOTO SIMULATION																							
A6-00	AERIAL REGIONAL SITE VIEW LOCATION	GP	NTS	*		*	*	*	*	*								*						
A6-01	HILL STREET VIEW 1	GP	NTS	*		*	*	*	*	*		*						*						
A6-02	MODOC AVE VIEW 2	GP	NTS	*		*	*	*	*	*								*						
A6-03	CHILCO STREET VIEW 3	GP	NTS	*		*	*	*	*	*								*						
A6-04	HAMILTON PARK VIEW 4	GP	NTS	*		*	*	*	*	*								*						
A6-05	BCDC PUBLIC SHORELINE TRAIL VIEW 5	GP	NTS	*		*	*	*	*	*								*						
A6-06	BAY TRAIL VIEW 6	GP	NTS	*		*	*	*	*	*								*						
A6-07	BEDWELL BAYFRONT PARK VIEW 7	GP	NTS	*		*	*	*	*	*								*						
A7	SHADOW DIAGRAM																							
A7-01	SHADOW DIAGRAM	GP	NTS	*		*	*	*	*	*								*						
A7-02	SHADOW DIAGRAM	GP	NTS	*		*	*	*	*	*								*						

# PRELIMINARY DATA SHEET

<b>LOCATION:</b> 300-309 CONSTITUTION DRIVE, MENLO PARK, CALIFORNIA					
<b>EXISTING USE:</b> WAREHOUSE/OFFICE USE			<b>APPLICANT:</b> RHIBISCUS PROPERTIES, LLC		
<b>PROPOSED USE:</b> OFFICE WITH AN OPTION FOR HOTEL			<b>PROPERTY OWNER(S):</b> RHIBISCUS PROPERTIES LLC		
<b>ZONING:</b> M2			<b>APPLICATION(S):</b> DEVELOPMENT APPLICATION		
<b>DEVELOPMENT STANDARDS</b>		<b>PROPOSED DEVELOPMENT</b>	<b>EXISTING PROJECT</b>	<b>M-2 ZONING ORDINANCE</b>	
LOT AREA		2,529,928 SF	2,529,928 SF	NA	SF MIN
AVERAGE LOT WIDTH		3,100 FT	3,100 FT	NA	FT MIN
AVERAGE LOT DEPTH		820 FT	820 FT	NA	FT MIN
<b>SETBACKS</b>					
FRONT (NORTH)		80 FT	80 FT	Min. 20	FT
REAR (SOUTH)		21 FT	21 FT	0	FT
SIDE (WEST)		86 FT	46 FT	Min. 10	FT
SIDE (East)		72 FT	81 FT	Min. 10	FT
<b>BUILDING COVERAGE</b>					
COVERAGE: BLDG 21, BLDG 22, BLDG 23 *		1,215,914 SF	822,365 SF	1,142,998	SF MAX
		47.87%	33%	50%	MAX
COVERAGE: BLDG 21, BLDG 22, BLDG 23 & POTENTIAL HOTEL		1,256,092 SF	22%	50%	MAX
		49.45%	32%	50%	MAX
<b>FAR (FLOOR AREA RATIO) OFFICE USE</b>		45%	40%	45%	
<b>FAR (FLOOR AREA RATIO) OFFICE USE + HOTEL</b>		52%			
<b>BUILDING SQUARE FOOTAGE</b>					
EXISTING BUILDINGS 301-309 CONSTITUTION AVE		NA	855,838	GFA	
BUILDING 23 - 300 CONSTITUTION RENOVATION		180,108	180,108	GFA	
BUILDING 21 - OFFICE BUILDING		512,900	NA		
BUILDING 22 - OFFICE BUILDING		449,500	NA		
POTENTIAL HOTEL		174,800	NA		
<b>TOTAL SQUARE FOOTAGE FOR BUILDINGS</b>		<b>1,317,308</b>	<b>1,015,946</b>	<b>GFA</b>	
<b>BUILDING HEIGHT</b>		75 FT	73 FT		
<b>PARKING</b>					
OFFICE PARKING PROVIDED ON SITE		3,288	SPACES	1,600	SPACES
HOTEL PARKING PROVIDED ON SITE		245	SPACES	NA	NA
<b>TOTAL PARKING</b>		<b>3,533</b>	<b>SPACES</b>	<b>1,600</b>	<b>SPACES</b>
FLOOD ZONE - AE					
BASE FLOOD ELEVATION (BFE) 10.3' NAVD '88					
ALL ELEVATIONS REFER TO NAVD '88					

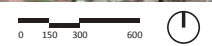
## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
301-309 Constitution Drive, Menlo Park, California  
Gehry Partners, LLP

DATA SHEET | A0-01

MARCH 02, 2016





## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
301-309 Constitution Drive, Menlo Park, California  
Gehry Partners, LLP

AERIAL REGIONAL SITE VIEW | A0-02

SCALE : 1"= 300'

11X17 SCALE IS 1"= 600'

JULY 17, 2015



Program Areas by Building (approx. sf)							
BUILDING	Office	Support Rms	Amenities	Event Space	Hotel	Circulation, Walls, Structure, Stairs, etc.	GFA
MPK 21	195,900	50,400	60,165	31,100	0	175,307	512,872
MPK 22	168,800	42,000	56,400	1,200	0	181,100	449,500
POTENTIAL HOTEL	1,800	11,500	13,700	0	61,700	86,100	174,800

Level Areas by Building (approx. sf)					
BUILDING	Ground	Level 1	Level 1 Mezz	Roof	GFA
MPK 21	16,444	389,140	81,509	25,779	512,872
MPK 22	13,800	419,900	7,800	8,000	449,500

BUILDING	Ground	Podium	Level 3	Level 4	Level 5	Level 6	Level 7	GFA
POTENTIAL HOTEL	13,700	39,400	22,300	25,000	25,000	25,000	24,400	174,800

#### NOTE:

1. THE PROGRAM INFORMATION CONTAINED IN THESE TABLES ARE DRAFT APPROXIMATIONS AS THEY STAND AT THIS POINT IN TIME. THE PROGRAM INFORMATION WILL CONTINUE TO BE REFINED AS THE DESIGN OF THE BUILDINGS EVOLVE.

#### SUPPORT ROOMS:

Support Rooms include Electrical & Machine Rooms, Shipping & Receiving Facilities, Storage Room, Security, Bicycle Storage, Restrooms, IT Rooms, Showers, Lockers.

#### AMENITIES:

Amenities include Cafeteria, Private Dining Rooms, Cafes, Microkitchens, Mother's/Wellness Room, Meditation Rooms

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12541 BEATRICE STREET  
LOS ANGELES, CALIFORNIA 90066  
(310) 482-3000

CONSULTANTS

FACEBOOK  
OWNER  
1 HAZEN WAY  
MENLO PARK, CALIFORNIA 94025

Facebook Campus Expansion  
Facebook Building 21, 22 & Hotel Site  
300-309 Constitution Drive

TITLE  
PROGRAM AREAS  
BLDG 21, BLDG 22, BLDG 23  
& POTENTIAL HOTEL

PROJECT NUMBER  
2015-007  
SCALE

June 6, 2016  
ORIGINAL SHEET SIZE:  
24" x 36"

SHEET NUMBER

A0-20

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POTENTIAL HOTEL : FACEBOOK CAMPUS HOTEL					07/28/2015 V12
	NAME (DESIGN OCCUPANCY)	PROGRAM RM DIMS	PROGRAM AREA (SF)	PROGRAM QUANTITY	TOTAL PROGRAM AREA NSF
	AMENITIES			9	13,700
	FOOD + BEVERAGE			3	3,900
	FUNCTION SPACE			4	5,800
	FITNESS ROOM			1	1,500
	POOL AND DECK			1	2,500

**NOTE:**

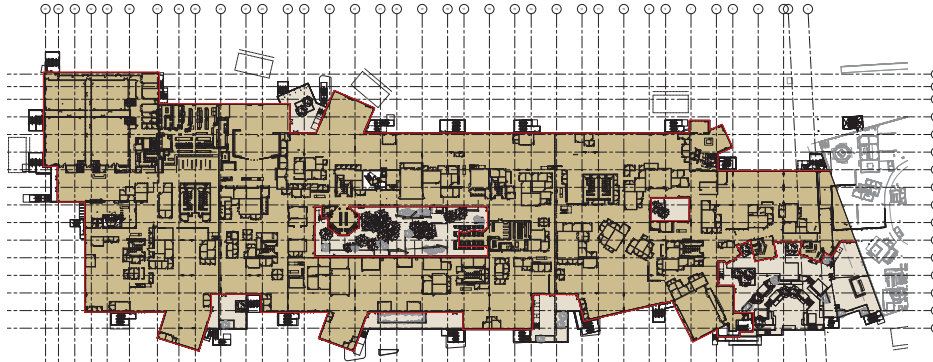
1. THE PROGRAM INFORMATION CONTAINED IN THESE TABLES ARE DRAFT APPROXIMATIONS AS THEY STAND AT THIS POINT IN TIME. THE PROGRAM INFORMATION WILL CONTINUE TO BE REFINED AS THE DESIGN OF THE BUILDINGS EVOLVE.

## Facebook Campus Expansion

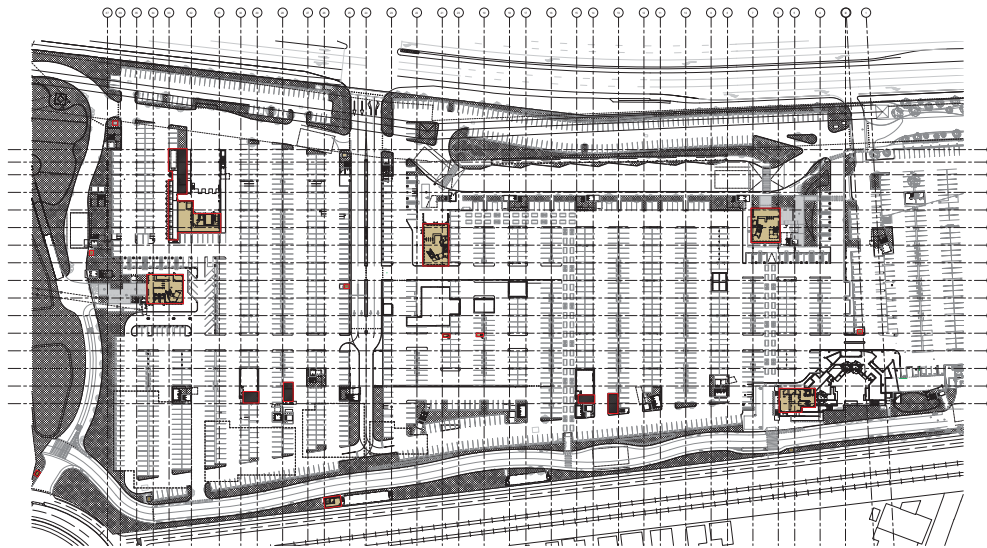
Buildings 21, 22 & Hotel Site  
301-309 Constitution Drive, Menlo Park, California  
Gehry Partners, LLP

PROGRAM AMENITIES OF HOTEL | A0-21

SEPTEMBER 28, 2015



FIRST LEVEL (OFFICE) 389,140 SF GFA



GROUND FLOOR 16,444 SF GFA

#### GFA CALCULATION

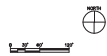
	GROUND FLOOR	LEVEL 01	MEZZANINE LEVEL	ROOF-GARDEN LEVEL	TOTAL
SUB-TOTAL GROSS AREA	21,089 SF	389,590 SF	81,831 SF	29,876 SF	522,386 SF
EXCLUSIONS TO GFA					
NON-OCCUPABLE / INACCESSIBLE AREAS <sup>1</sup>	0 SF	407 SF	112 SF	458 SF	977 SF
AREAS FOR BUILDING SYSTEMS - GENERATORS, MECH. <sup>2</sup>	2,958 SF	0 SF	0 SF	2,865 SF	5,823 SF
SHAFTS - HVAC, PLUMBING <sup>3</sup>	0 SF	43 SF	210 SF	774 SF	1,027 SF
ENCLOSURES FOR TRASH & RECYCLING <sup>4</sup>	2,287 SF	0 SF	0 SF	0 SF	2,287 SF
TOTAL GFA EXCLUSIONS	4,645 SF	450 SF	322 SF	4,097 SF	9,514 SF
GFA CALCULATION (SUB-TOTAL GROSS AREA - TOTAL GFA EXCLUSIONS)	16,444 SF	389,140 SF	81,509 SF	25,779 SF	512,872 SF

#### Notes:

1. GROSS FLOOR AREA (GFA) DEFINITION 16.04.325, ADOPTED AND EFFECTIVE DECEMBER 7, 2010.
2. EXCEPTIONS TO GFA 16.04.325 C.1: NON-USABLE OR NON-OCCUPABLE SPACES NOT TO EXCEED 3% OF MAXIMUM ALLOWED GFA. AREAS IDENTIFIED AS INACCESSIBLE ARE NON-USABLE/NON-OCCUPABLE SPACE WITH UNFINISHED WALLS FLOORS AND CEILINGS AND HAVE LIMITED ACCESS, UNCONDITIONED AIR, NO WINDOWS OR SKYLIGHTS, AND NO ELECTRICITY.
3. EXCEPTIONS TO GFA 16.04.325 C.2: BUILDING AREAS WITH NOISE GENERATING EQUIPMENT - MECH + GENERATORS NOT TO EXCEED 1% OF GFA. AREA TOTALS LISTED ABOVE HAVE BEEN PROPORTIONALLY REDUCED SO AS NOT TO EXCEED THE MAXIMUM ALLOWABLE EXCLUSION OF 1% OF GFA.
4. EXCEPTIONS TO GFA 16.04.325 C.3: ALL AREAS DEVOTED TO COVERED PARKING AND RELATED CIRCULATION.
5. EXCEPTIONS TO GFA 16.04.325 C.5: VENT SHAFTS, SUCH AS BUILDING MECHANICAL AIR DUCTS, AREA OF VENT SHAFTS FOR MECHANICAL AIR DUCTS ARE INCLUDED IN NON-OCCUPABLE/INACCESSIBLE AREA TABULATION.
6. TRASH ENCLOSURE AREA IS EXCLUDED FROM GFA CALCULATION PER CITY OF MENLO PARK ZONING ORDINANCE 16.04.325 C.6

#### LEGEND

- BUILDING ENCLOSURE
- EXTERIOR TERRACE
- SECURITY STATIONS
- ENCLOSURE AREA



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MENLO PARK, CALIFORNIA 94025

CONSULTANTS

Facebook Campus Expansion  
Facebook Building 21, 22 & Hotel Site  
300-309 Constitution Drive

TITLE  
MPK21  
SQUARE FOOT  
DIAGRAMS

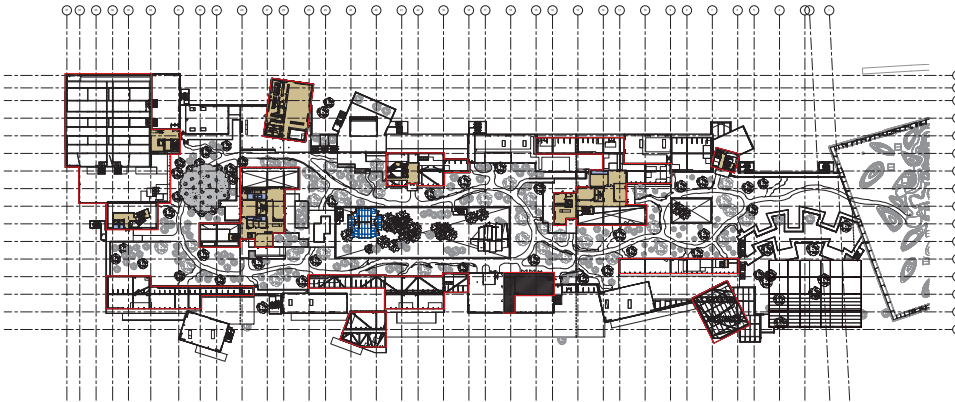
PROJECT NUMBER  
2015-007  
SCALE  
1" = 100' (24"X36")  
1" = 200' (11"X17")

JUNE 6, 2016  
ORIGINAL SHEET SIZE:  
24" X 36"

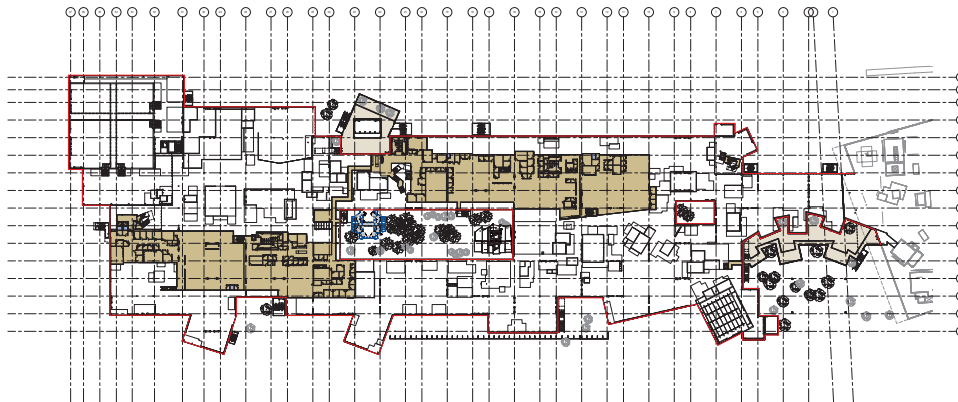
SHEET NUMBER

A0-22

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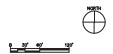


ROOF LEVEL 25,779 SF GFA



MEZZANINE LEVEL 81,509 SF GFA

**LEGEND**  
 BUILDING ENCLOSURE  
 EXTERIOR TERRACE  
 SECURITY STATIONS  
 ENCLOSURE AREA



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 ARCHITECT  
 12541 BEAUNITE STREET  
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 (310) 482-3000  
 FACEBOOK  
 OWNER  
 1 HAZEN WAY  
 MENLO PARK, CALIFORNIA 94025

CONSULTANTS

Facebook Campus Expansion  
 Facebook Building 21, 22 & Hotel Site  
 300-309 Constitution Drive

TITLE  
 MPK21  
 SQUARE FOOT  
 DIAGRAMS

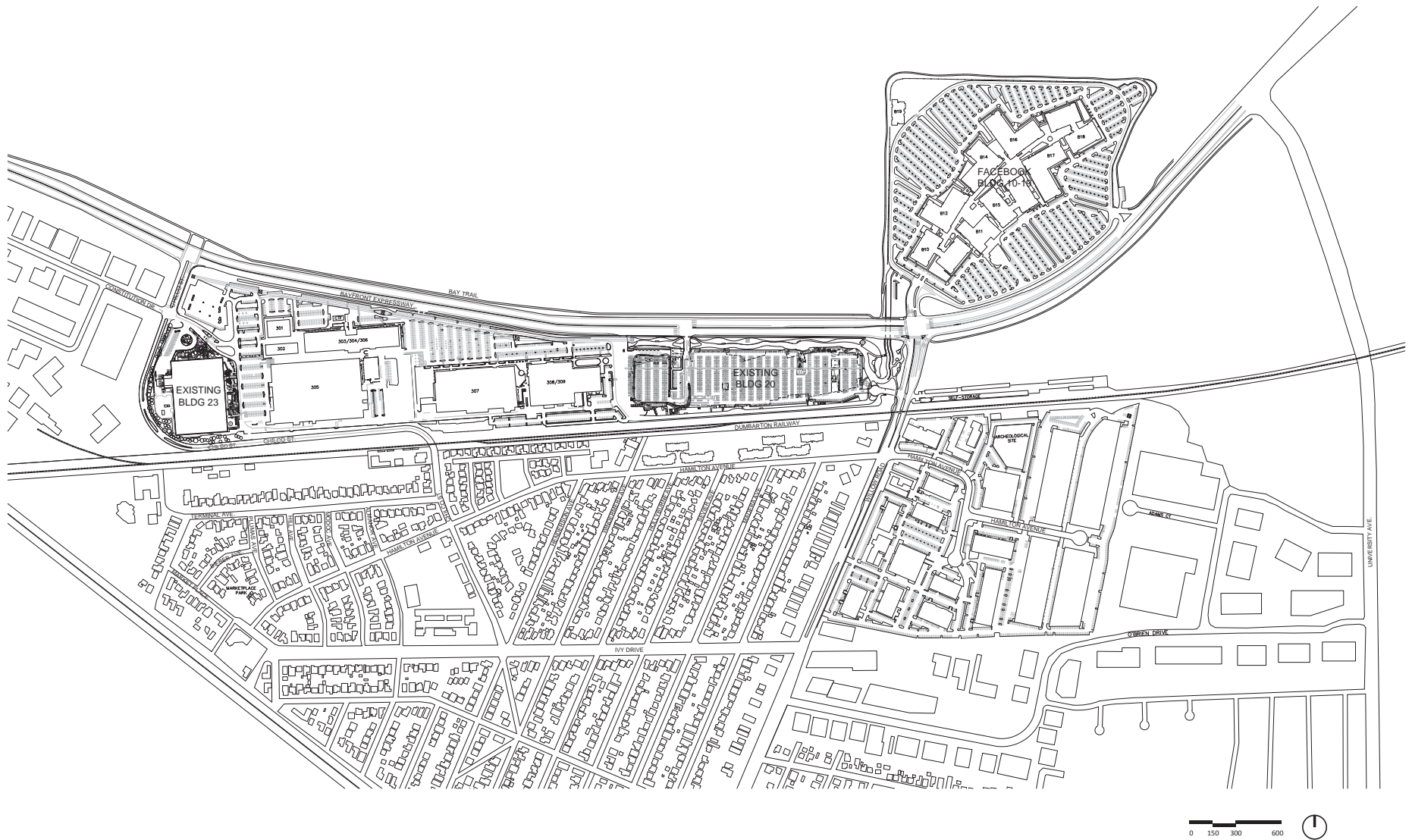
PROJECT NUMBER  
 2015-007  
 SCALE  
 1" = 100' (24"X36")  
 1" = 200' (11"X17")

June 6, 2016  
 ORIGINAL SHEET SIZE:  
 24" x 36"

SHEET NUMBER

A0-23

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## Facebook Campus Expansion

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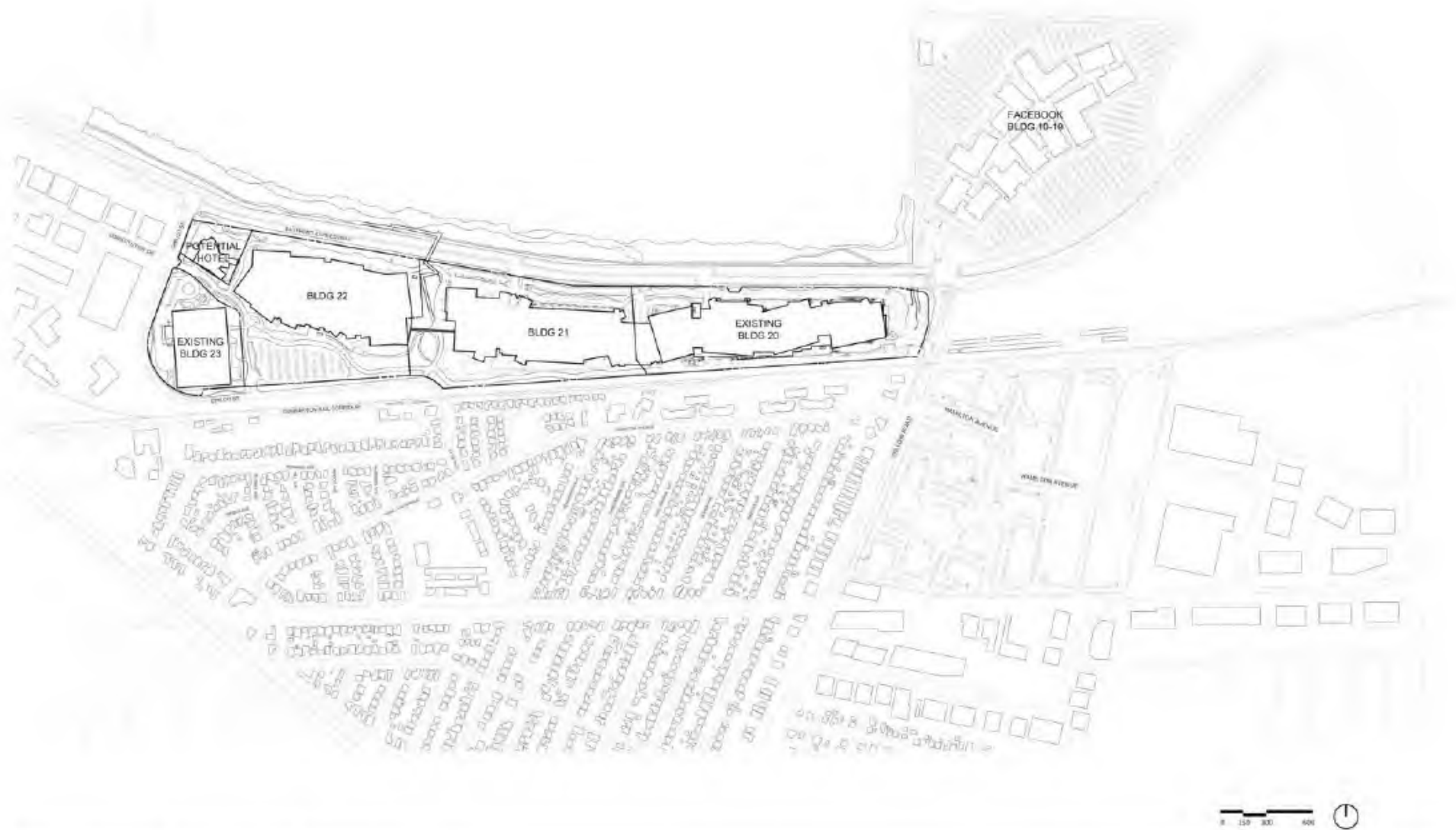
EXISTING REGIONAL PLAN | A1-01

SCALE : 1"= 300'

11X17 SCALE IS 1"= 600'

NOVEMBER 04, 2015





## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site

301-309 Constitution Drive, Menlo Park, California

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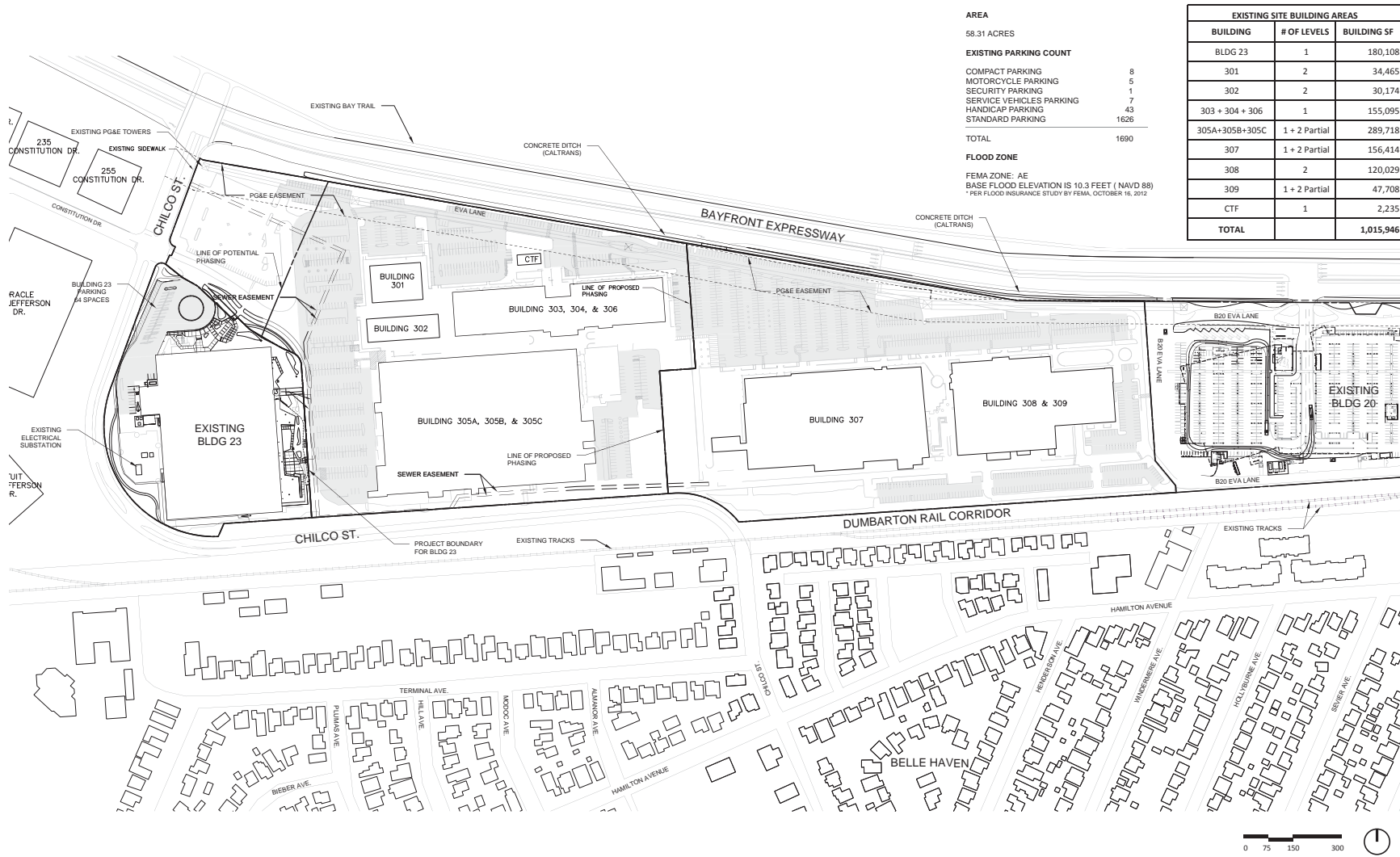
PROPOSED REGIONAL PLAN | A1-02

SCALE : 1"= 300'

11X17 SCALE IS 1"= 600'

FEBRUARY 26, 2016





# Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
301-309 Constitution Drive, Menlo Park, California  
Gehry Partners, LLP

## EXISTING SITE PLAN | A2-01

SCALE : 1"= 150'  
11X17 SCALE IS 1"=300'  
NOVEMBER 04, 2015





TOTAL VEHICLE PARKING	BLDG 21	BLDG 22	BLDG 23	POTENTIAL HOTEL	TOTAL
REGULAR STALLS : 8'-0" X 12' - 0"	1403	1228	490	230	3351
ENERGY EFFICIENT VEHICLE STALLS (EEV) : 8'-0" X 16' - 0"	44	39	16	7	106
ADA COMPLIANT VEHICLE STALLS : 9'-0" X 18' - 0" (W/ 5'-0" ACCESS AISLE)	25	23	10	7	65
ADA COMPLIANT VAN STALLS : 9'-0" X 18' - 0" (W/ 8'-0" ACCESS AISLE)	4	4	2	1	11
<b>TOTAL VEHICLE PARKING</b>	<b>1476</b>	<b>1294</b>	<b>518</b>	<b>245</b>	<b>3533</b>
BICYCLE PARKING	190	160	30	12	392



**Facebook Campus Expansion**  
 Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
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**GROUND LEVEL PLAN / PARKING DATA | A2-03**  
 SCALE : 1"= 150'  
 11X17 SCALE IS 1"=300'  
 MAY 18, 2016





## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site

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Gehry Partners, LLP

LEVEL 01 OFFICE PLAN | A2-04

SCALE: 1" = 150'

11X17 SCALE IS 1" = 300'

MAY 18, 2016



## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site

301-309 Constitution Drive, Menlo Park, California

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LEVEL 01 MEZZANINE PLAN | A2-05

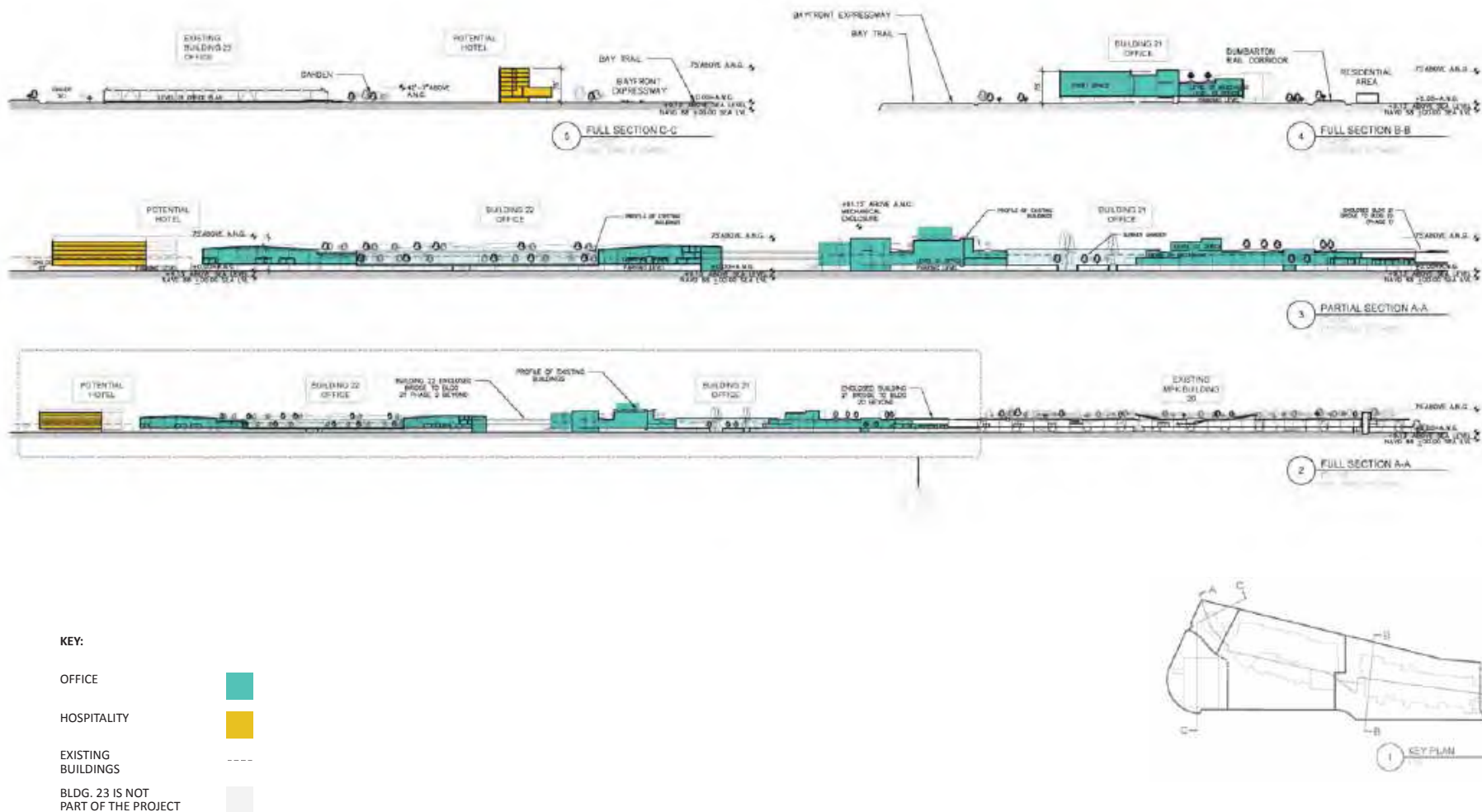
SCALE: 1" = 150'

11X17 SCALE IS 1" = 300'

MAY 18, 2016







# Facebook Campus Expansion

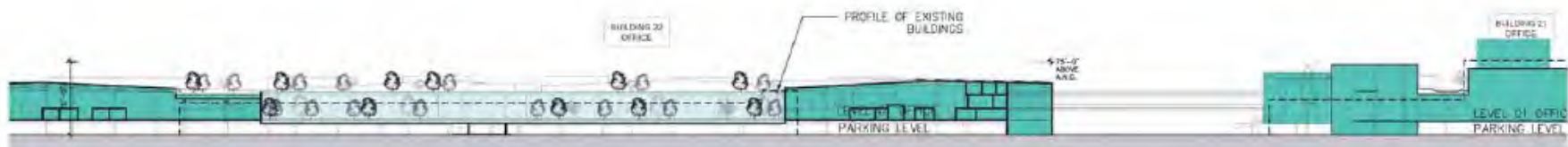
Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

## SITE SECTIONS | A3-01

SCALE : AS NOTED  
 11X17 SCALE IS AS NOTED  
 FEBRUARY 26, 2016



3B PARTIAL SECTION A-A  
1/8" = 1'-0" (VERTICAL SCALE)



3A PARTIAL SECTION A-A  
1/8" = 1'-0" (VERTICAL SCALE)



2 FULL SECTION A-A  
1/8" = 1'-0" (VERTICAL SCALE)

KEY:

OFFICE



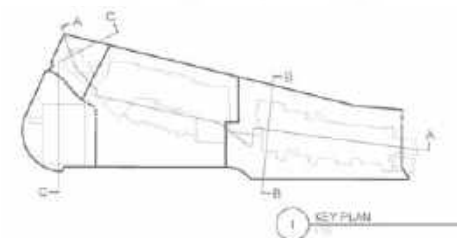
HOSPITALITY



EXISTING BUILDINGS



BLDG. 23 IS NOT PART OF THE PROJECT

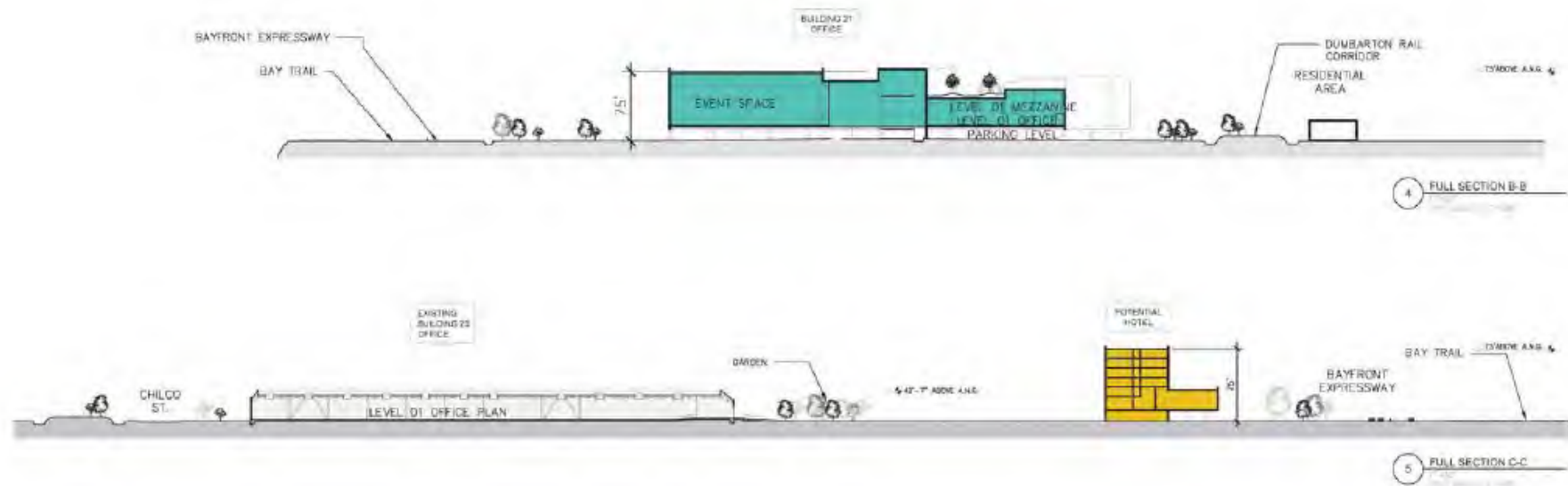


## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
301-309 Constitution Drive, Menlo Park, California  
Gehry Partners, LLP

## SITE SECTIONS | A3-02

SCALE : AS NOTED  
11X17 SCALE IS AS NOTED  
FEBRUARY 26, 2016



**KEY:**

OFFICE



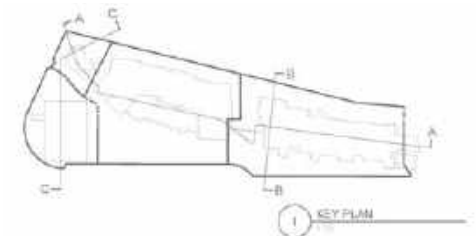
HOSPITALITY



EXISTING  
BUILDINGS



BLDG. 23 IS NOT  
PART OF THE PROJECT



## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site

301-309 Constitution Drive, Menlo Park, California

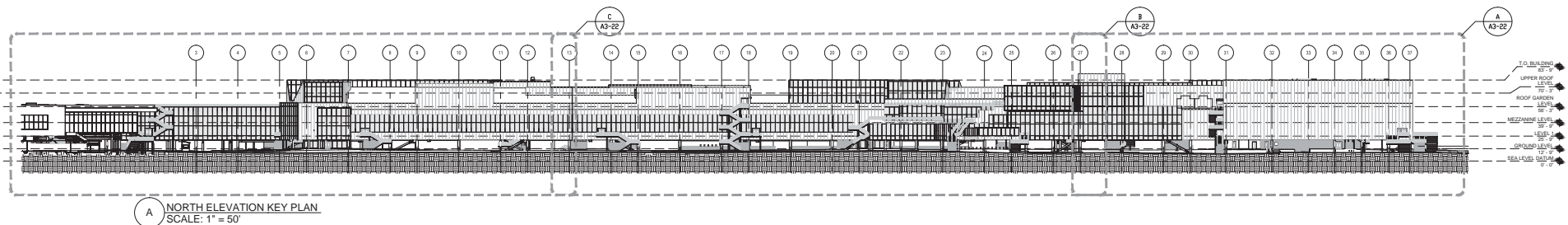
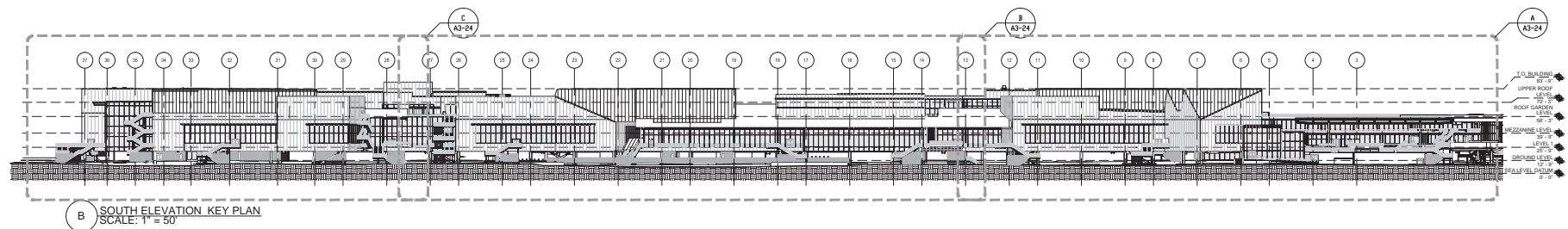
Gehry Partners, LLP

## SITE SECTIONS | A3-03

SCALE : AS NOTED

11X17 SCALE IS AS NOTED

FEBRUARY 26, 2016



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FACEBOOK  
OWNER  
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MENLO PARK, CALIFORNIA 94025

CONSULTANTS

Facebook Campus Expansion  
Facebook Building 21, 22 & Hotel Site  
300-309 Constitution Drive

TITLE  
MPK21  
NORTH & SOUTH  
BUILDING ELEVATIONS

PROJECT NUMBER  
2015-007

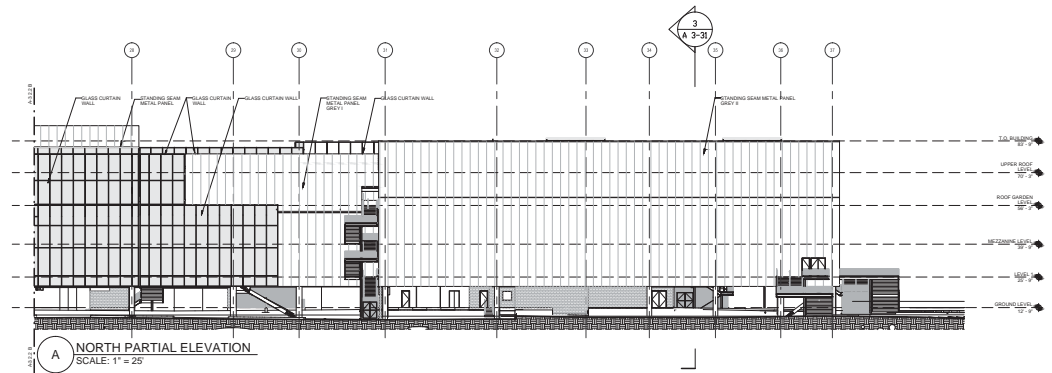
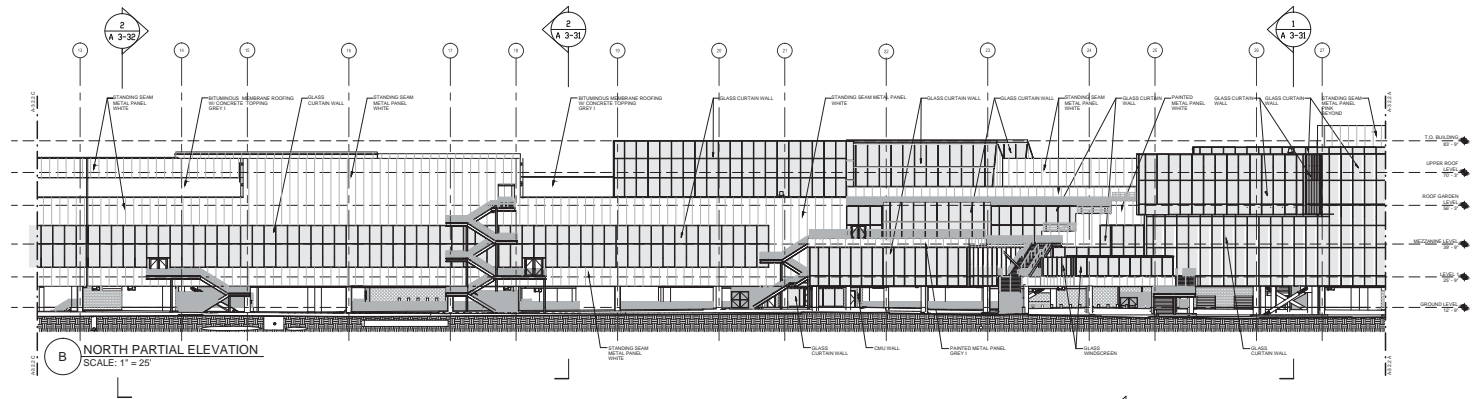
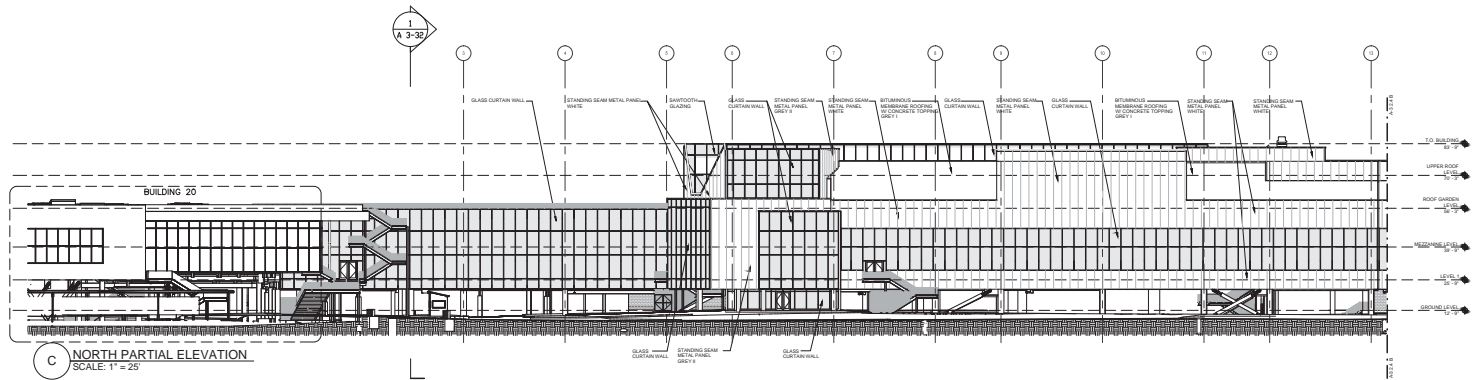
SCALE  
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1" = 100' 11" X 17" Sheet

JUNE 6, 2016

ORIGINAL SHEET SIZE  
24" X 36"

SHEET NUMBER  
A3-21

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CONSULTANTS

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Facebook Building 21, 22 & Hotel Site  
300-309 Constitution Drive

TITLE  
MPK21  
NORTH  
BUILDING ELEVATIONS

PROJECT NUMBER  
2015-007

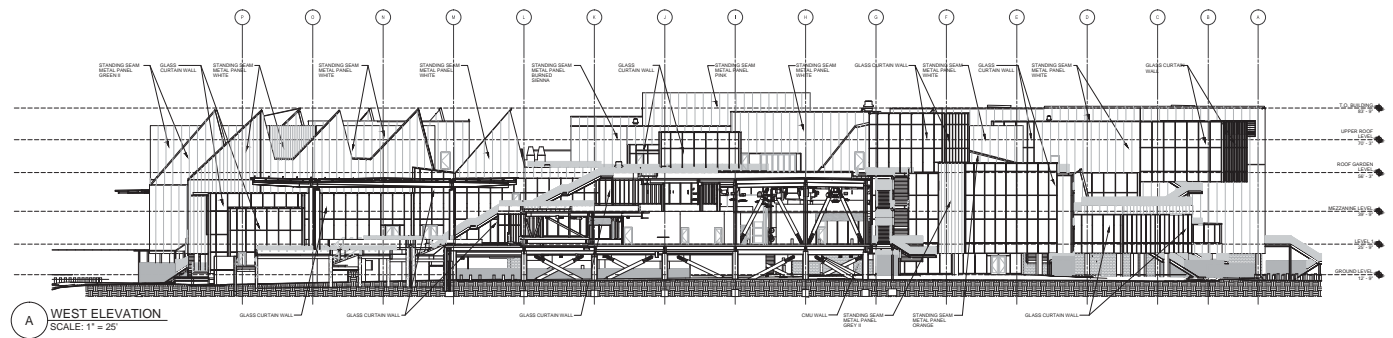
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1" = 100' 11" X 17" Sheet

JUNE 6, 2016

ORIGINAL SHEET SIZE:  
24" X 36"

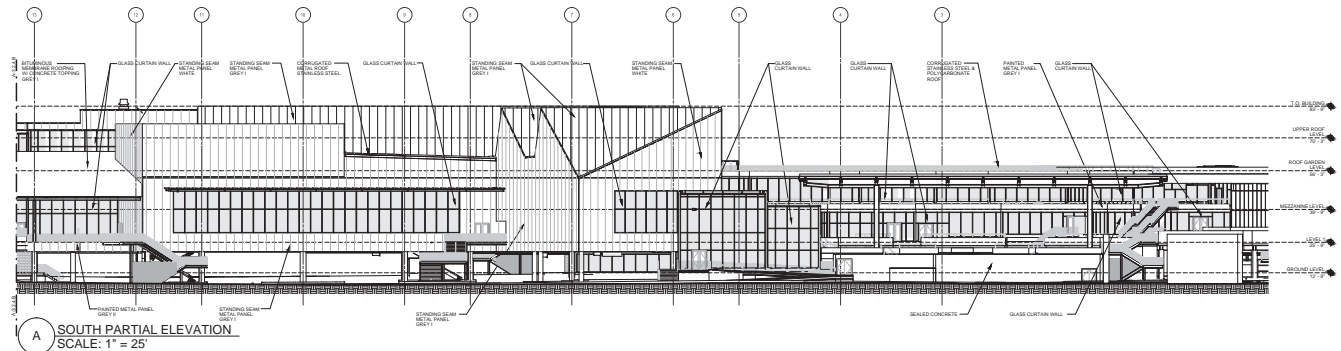
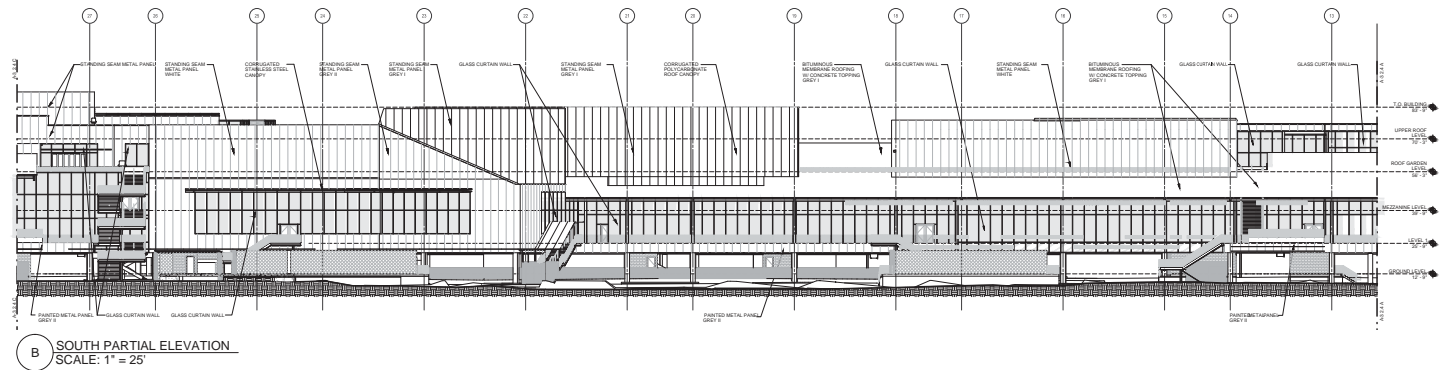
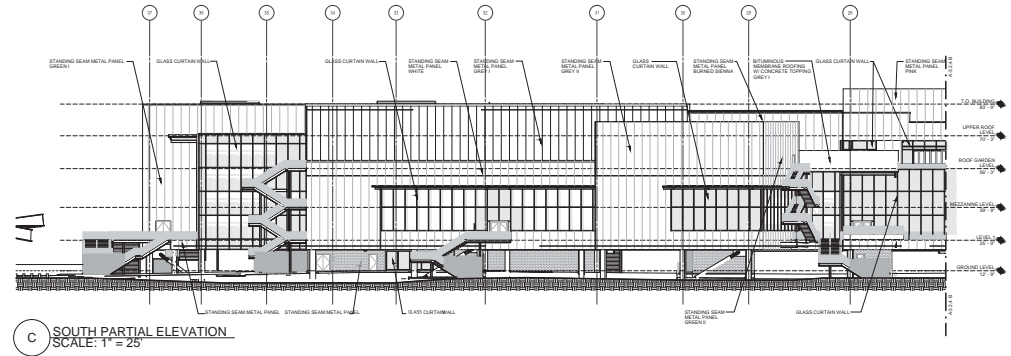
SHEET NUMBER  
A3-22

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OWNER  
1 HACKER WAY  
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CONSULTANTS

Facebook Campus Expansion  
Facebook Building 21, 22 & Hotel Site  
300-309 Constitution Drive

TITLE  
MPK21  
SOUTH  
BUILDING ELEVATIONS

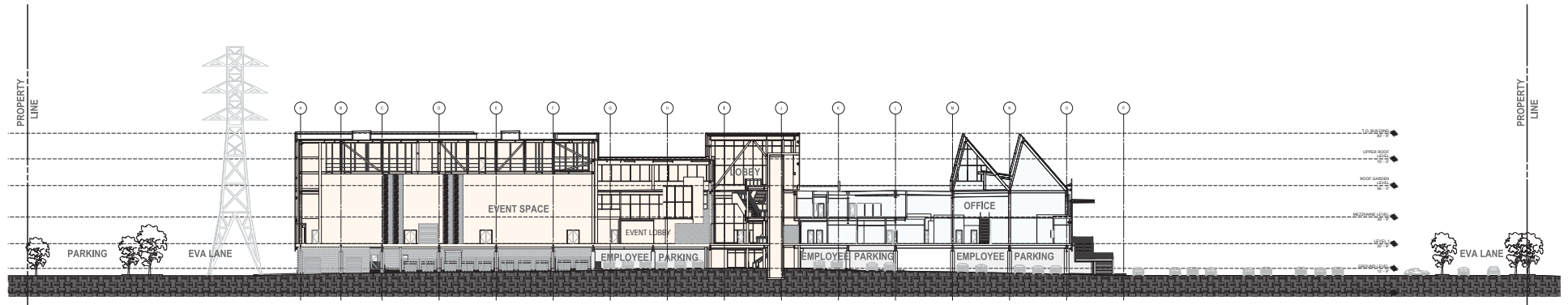
PROJECT NUMBER  
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SCALE  
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1" = 100' 11" X 17" Sheet

JUNE 6, 2016  
ORIGINAL SHEET SIZE  
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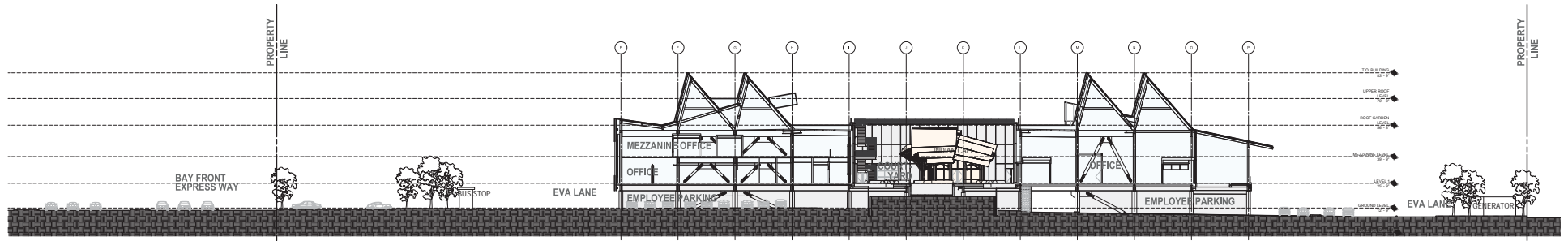
SHEET NUMBER

A3-24

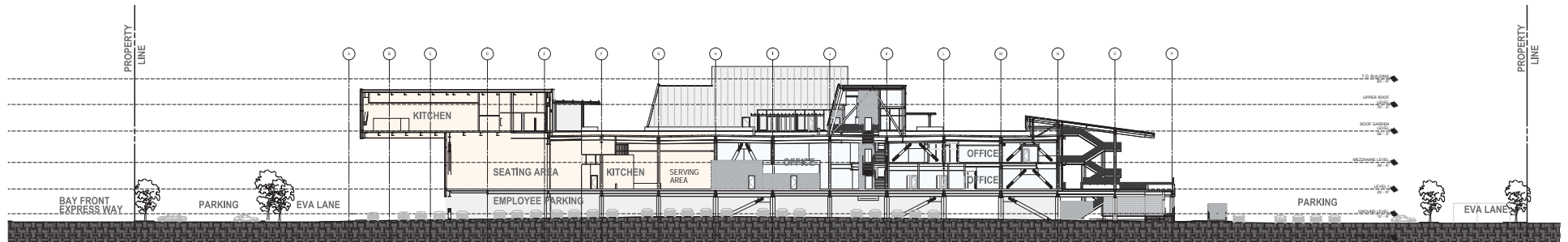
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3 OVERALL SECTION - NORTH SOUTH  
SCALE: 1" = 25'



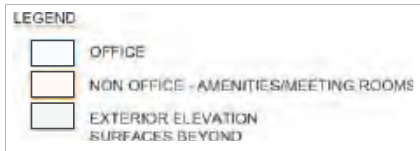
2 OVERALL SECTION - NORTH SOUTH  
SCALE: 1" = 25'



1 OVERALL SECTION - NORTH SOUTH  
SCALE: 1" = 25'

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LOS ANGELES, CALIFORNIA 90066  
(310) 452-3000

FACEBOOK  
OWNER  
1 HACKER WAY  
MENLO PARK, CALIFORNIA 94025

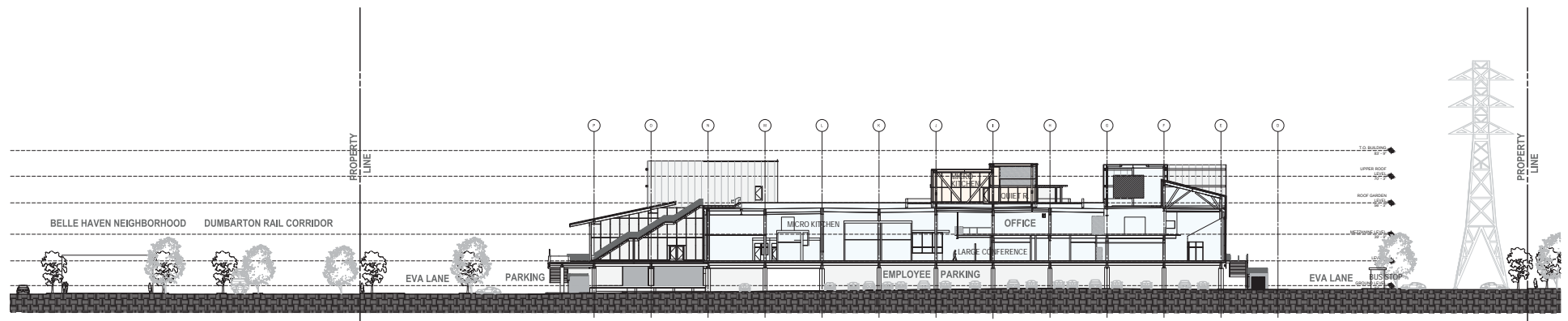


Facebook Campus Expansion  
Facebook Building 21, 22 & Hotel Site  
300-309 Constitution Drive

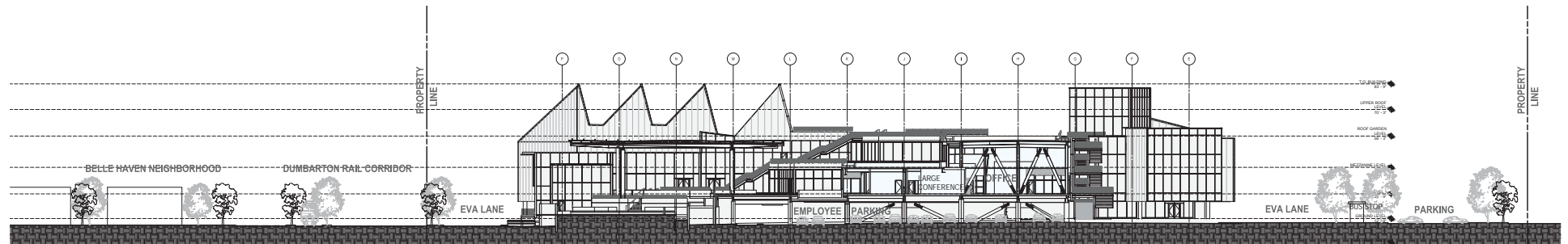
TITLE  
MPK 21 NORTH SOUTH  
BUILDING SECTIONS

PROJECT NUMBER  
2015-007  
SCALE  
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1" = 50' 11" X 17" Sheet  
JUNE 6, 2016  
ORIGINAL SHEET SIZE:  
24" X 36"

SHEET NUMBER  
A3-31  
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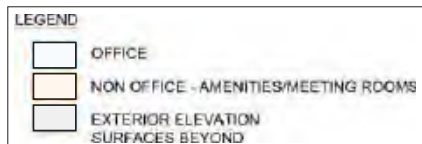
2 OVERALL SECTION - NORTH SOUTH  
SCALE: 1" = 25'



1 OVERALL SECTION - NORTH SOUTH  
SCALE: 1" = 25'

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ARCHITECT  
12541 HEATWICK STREET  
LOS ANGELES, CALIFORNIA 90066  
(310) 452-3300

FACEBOOK  
OWNER  
1 HACKER WAY  
MENLO PARK, CALIFORNIA 94025



Facebook Campus Expansion  
Facebook Building 21, 22 & Hotel Site  
300-309 Constitution Drive

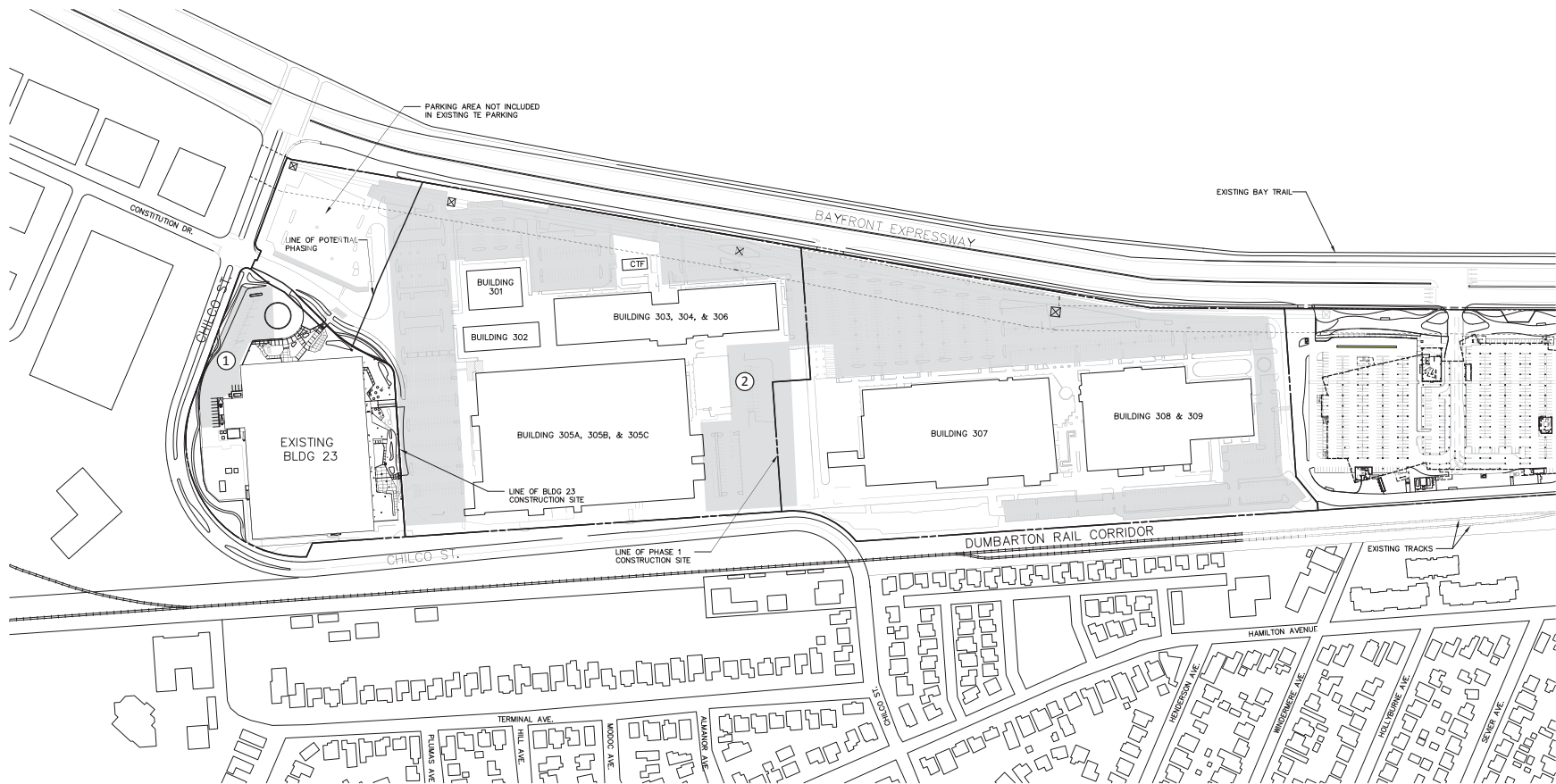
TITLE  
MPK 21 NORTH SOUTH  
BUILDING SECTIONS

PROJECT NUMBER  
2015-007  
SCALE  
1" = 25' 24" X 36" Sheet  
1" = 50' 11" X 17" Sheet

ORIGINAL SHEET SIZE:  
24" x 36"

SHEET NUMBER  
A3-32

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EXISTING PARKING FOR BUILDING 23  
AND T.E. TENANTS

	NUMBER OF SPACES
1. BUILDING 23 SITE	57
2. SITE EXISTING	1,626
TOTAL	1,690

#### EXISTING CONDITION: BUILDING 23 RENOVATION COMPLETION PARKING

The conditional use permit approved in December 2014 for Building 23 (Building 300) allows Facebook to accommodate the employees of Building 23 by utilizing the current existing parking spaces on the site which are also shared by the tenants of existing buildings of the site. This is an interim condition until the remainder of the project site is developed.



## Facebook Campus Expansion

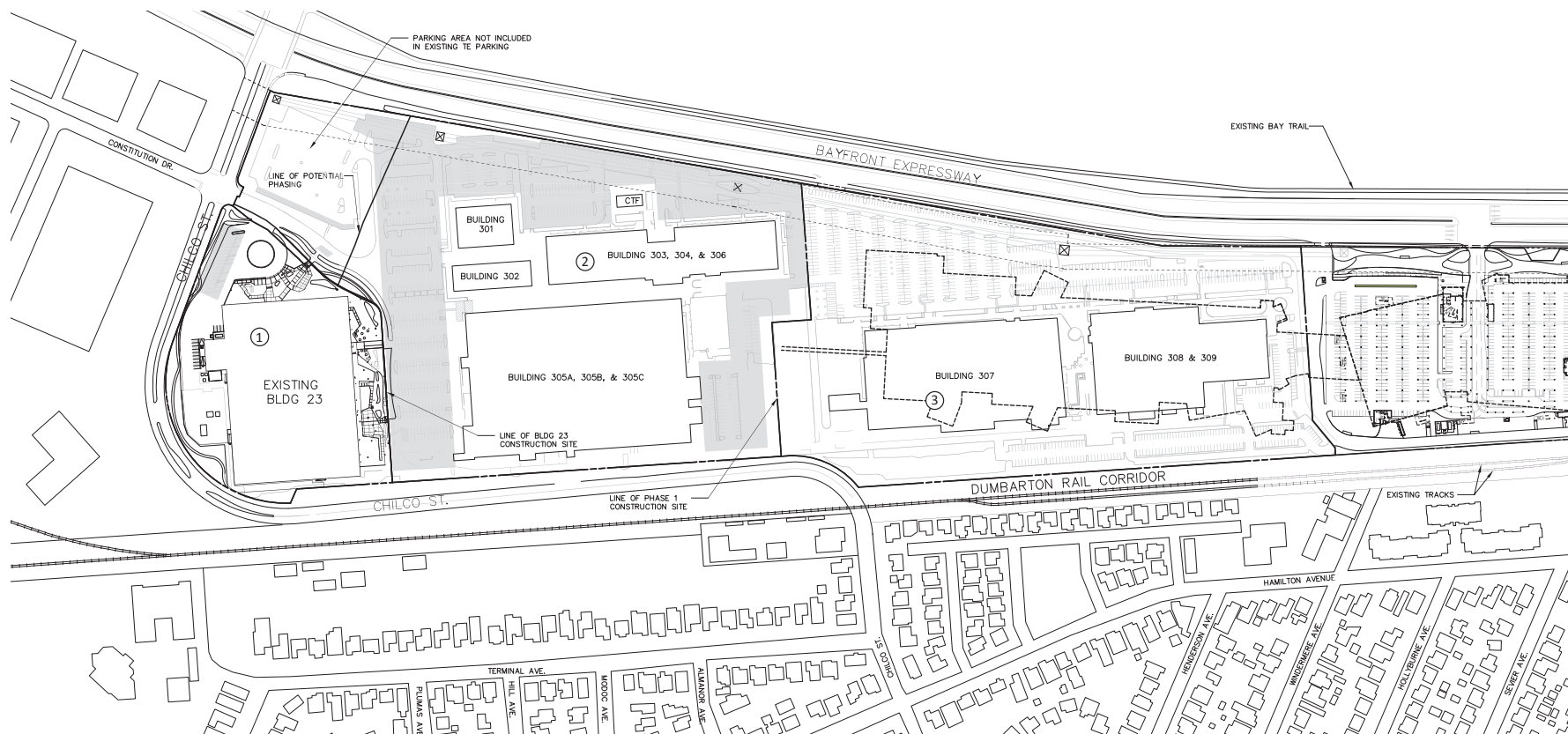
Buildings 21, 22 & Hotel Site  
301-309 Constitution Drive, Menlo Park, California  
Gehry Partners, LLP

## EXISTING CONDITION: BUILDING 23 RENOVATION PARKING | A4-01

SCALE : 1"= 150'

11X17 SCALE IS 1"=300'

MAY 18, 2016



- ROADWAYS BUILT IN PHASE 2
- EXISTING PARKING FOR BUILDING 23 AND T.E. TENANTS

	NUMBER OF SPACES
1 - BUILDING 23	57
2 - EXISTING T.E. SITE SPACES	717
3 - BUILDING 21 CONSTRUCTION AREA	0
TOTAL	781

#### PHASE 1: BUILDING 21 CONSTRUCTION PARKING

During the construction of Phase 1, only one half of the site is being utilized by office employees. It is assumed that construction parking will be managed within the Phase 1 site boundary. The parking for the remaining T.E. tenants and Building 23 (Building 300) Facebook employees will be shared using the remaining parking spaces of the existing T.E. campus parking layout.



## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
301-309 Constitution Drive, Menlo Park, California  
Gehry Partners, LLP

## PHASE 1: BUILDING 21 CONSTRUCTION PARKING | A4-02

SCALE : 1"= 150'

11X17 SCALE IS 1"=300'

MAY 18, 2016





PARKING FOR BUILDING 23 DURING PHASE 2 CONSTRUCTION

	NUMBER OF SPACES
1 - BUILDING 23	57
2 - TEMPORARY BUILDING 23 PARKING	282
3 - BUILDING 21 SITE	1,476
TOTAL	1,822

#### PHASE 2 - BUILDING 22 & HOTEL CONSTRUCTION PARKING

During the construction of Phase 2, this site needs to accommodate the new building employees for Building 21 and Building 23 (Building 300). Phase 2 accommodates the code required parking spaces for the new office Building 21 square footage, a total of 1,710 spaces. This plan allocates a parking area for temporary parking of 536 spaces for Building 23 in a zone on the Phase 2 construction area. Phase 2, once completed, will accommodate the remaining code-required 536 parking spaces for Building 23 to the east of the building.



## Facebook Campus Expansion

### Buildings 21, 22 & Hotel Site

301-309 Constitution Drive, Menlo Park, California

Gehry Partners, LLP

## PHASE 2: BUILDING 22 & HOTEL CONSTRUCTION PARKING | A4-03

SCALE : 1"= 150'

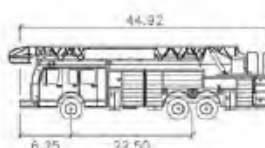
11X17 SCALE IS 1"=300'

MAY 18, 2016



LEGEND

- BUILDING ROOF
- FIRE TRUCK
- ▲ FIRE HYDRANT
- FIRE ACCESS - 26'-0" MINIMUM WIDTH
- FIRE STAGING AREA - 30' X 60'

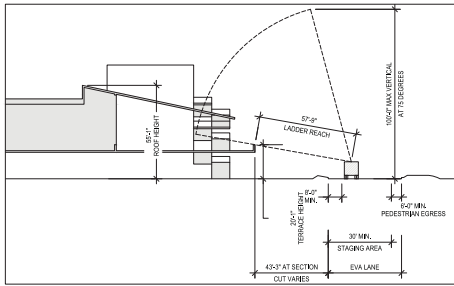


MP Fire Truck feet	
Width	8.25
Track	8.25
Lock to Lock Time	5.0
Steering Angle	25.4

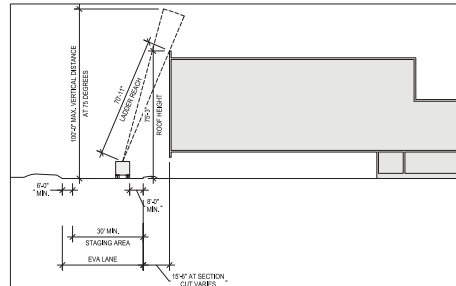
Note: Additional fire hydrants can be added during final design phase

**Facebook Campus Expansion**  
 Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

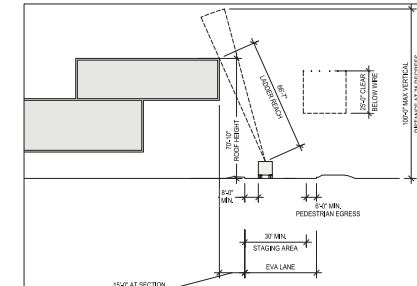
**FIRE ACCESS PLAN | A5-01**  
 SCALE : 1"= 150'  
 11X17 SCALE IS 1"=300'  
 MARCH 08, 2016



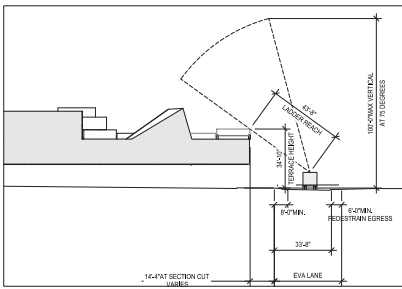
1 SECTION AT FD STAGING AREA 1  
SCALE: 1/32" = 1'-0"



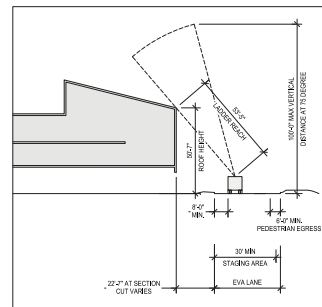
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SCALE: 1/32" = 1'-0"



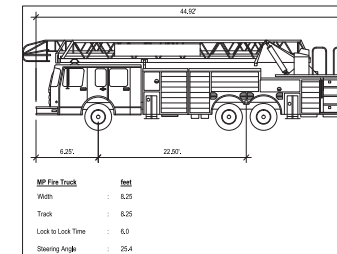
3 SECTION AT FD STAGING AREA 3  
SCALE: 1/32" = 1'-0"



4 SECTION AT FD STAGING AREA 4  
SCALE: 1/32" = 1'-0"



5 SECTION AT FD STAGING AREA 5  
SCALE: 1/32" = 1'-0"



MP FIRE TRUCK  
SCALE: 1/8" = 1'-0"

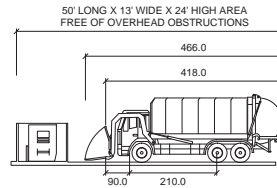


**Buildings 21, 22 & Hotel Site**  
301-309 Constitution Drive, Menlo Park, California  
Gehry Partners, LLP

MARCH 08, 2016

# LEGEND

- SITE SECURITY CONTROL STATION
- Ⓢ BUILDING SECURITY CONTROL STATION
- TRASH COLLECTION



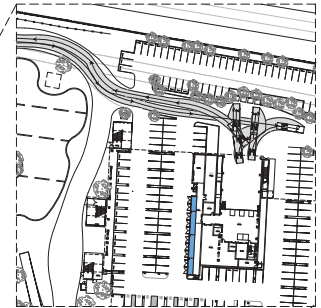
## RECOLOGY GARBAGE TRUCK

Width : 99.0  
Track : 99.0  
Lock to Lock Time : 6.0  
Steering Angle : 27.9

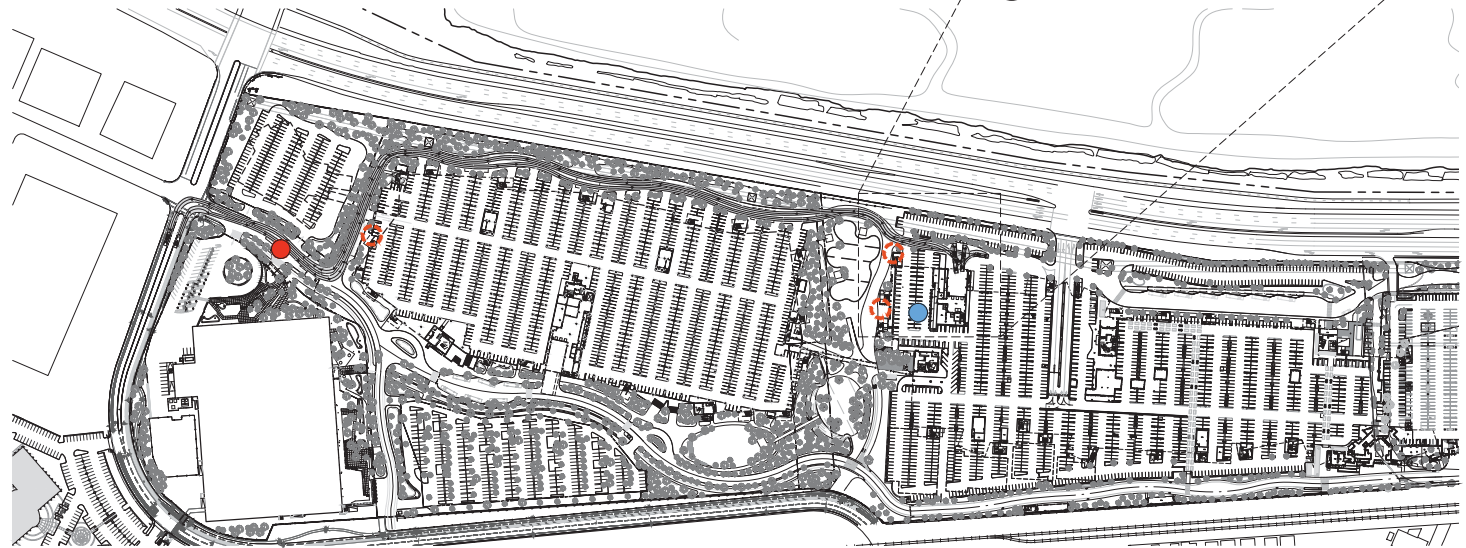
## FACEBOOK MPK21 WASTE MANAGEMENT

### REQUIREMENTS:

- THREE (3) SIX YARD CONTAINERS FOR TRASH
- FOUR (4) FOUR YARD CONTAINERS FOR COMPOST
- FOUR(4) SIX YARD CONTAINERS FOR RECYCLING



2 DETAILED PLAN OF TRASH AND RECYCLING AREA NORTH  
SCALE: 1" = 75'



1 SITE PLAN  
SCALE: 1" = 150'

NOTE:  
1. TRASH ENCLOSURES AND DUMPSTERS SHALL BE COVERED WITH A ROOF STRUCTURE AND PROTECTED FROM ROOF AND SURFACE DRAINAGE.  
2. THE TRASH ENCLOSURE(S) SHALL BE SIZED TO ACCOMMODATE BINS/CONTAINERS FOR GARAGE, RECYCLABLES AND ORGANICS.  
3. TRASH ENCLOSURES SHALL MEET THE APPROVAL OF RECOLOGY AND ENVIRONMENTAL PROGRAMS MANAGER OF THE CITY OF MENLO PARK.

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## CONSULTANTS

Facebook Campus Expansion  
Facebook Building 21, 22 & Hotel Site  
300-309 Constitution Drive

MPK 21  
TRASH AND RECYCLING  
COLLECTION PLAN

PROJECT NUMBER  
2015-007  
SCALE  
1" = 150' 24" X 36" Sheet  
1" = 300' 11" X 17" Sheet

JUNE 6, 2016

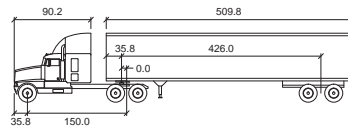
ORIGINAL SHEET SIZE:  
24" X 36"

## SHEET NUMBER

A5-10

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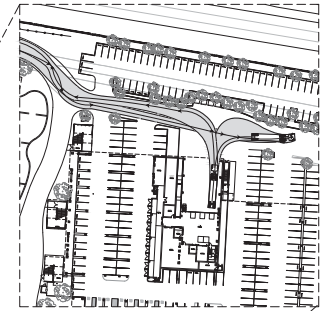


AASHTO WB-50 TRUCK

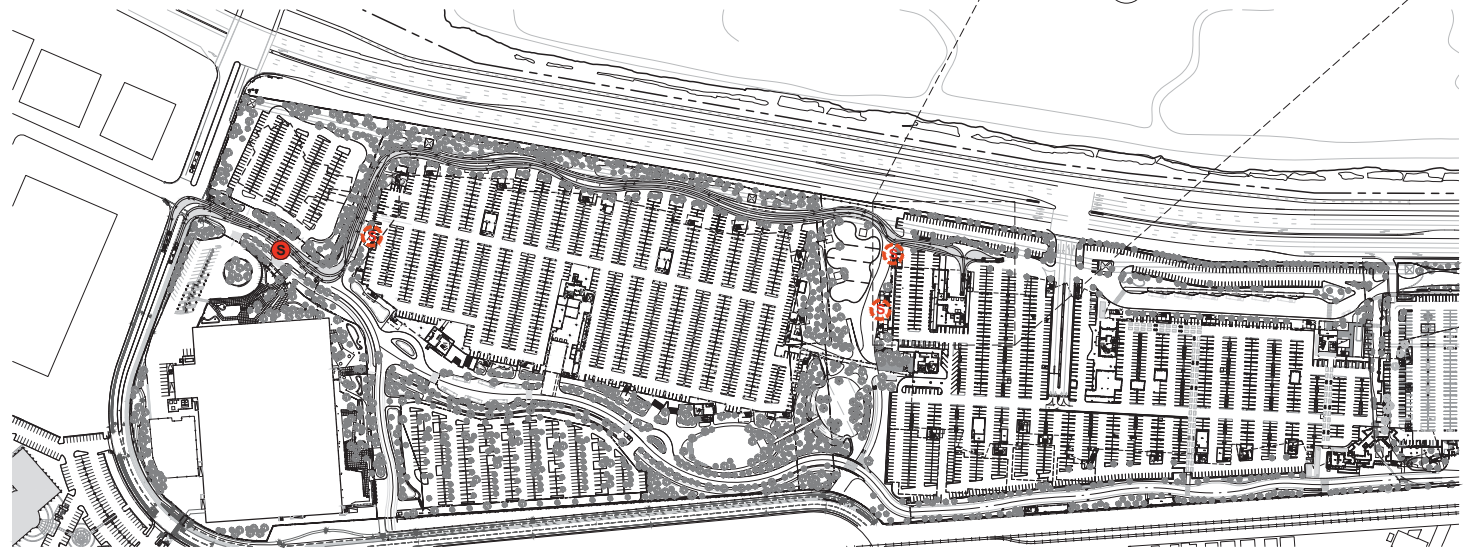
	inches		
Tractor Width	: 96.1	Lock to Lock Time	: 6.0
Trailer Width	: 102.0	Steering Angle	: 17.7
Tractor Track	: 96.1	Articulating Angle	: 70.0
Trailer Track	: 102.0		

NOTE:

1. WB-50 USED FOR TURN ANALYSIS FOR SERVICE TO NORTH DOCK
2. LOADING DOCK LOCATIONS AND CAPACITIES ARE PROVIDED PER FACEBOOK FACILITIES MANAGEMENT PROGRAM REQUIREMENTS FOR THE VOLUME AND NUMBER OF DAILY DELIVERIES ANTICIPATED.



2 LOADING DOCK DELIVERY PLAN  
SCALE: 1" = 75'



1 SITE PLAN  
SCALE: 1" = 150'

LEGEND

- PROPOSED DELIVERY ACCESS
- SITE SECURITY CONTROL STATION
- BUILDING SECURITY CONTROL STATION

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FACEBOOK  
OWNER  
1 HAZARD WAY  
MENLO PARK, CALIFORNIA 94025

CONSULTANTS

Facebook Campus Expansion  
Facebook Building 21, 22 & Hotel Site  
300-309 Constitution Drive

TITLE  
MPK 21  
LOADING DOCK DELIVERY PLAN

PROJECT NUMBER  
2015-007  
SCALE  
1" = 150' 24" X 36" Sheet  
1" = 300' 11" X 17" Sheet  
JUNE 6, 2016  
ORIGINAL SHEET SIZE:  
24" X 36"

SHEET NUMBER  
A5-11

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## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
301-309 Constitution Drive, Menlo Park, California  
Gehry Partners, LLP

PHOTO SIMULATION: AERIAL REGIONAL SITE VIEW LOCATION | **A6-00**

SCALE : NTS

11X17 SCALE IS NTS

FEBRUARY 24, 2016





EXISTING



PROPOSED

## Facebook Campus Expansion

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PHOTO SIMULATION: HILL AVE VIEW 1 | A6-01

FEBRUARY 24, 2016





EXISTING



PROPOSED

## Facebook Campus Expansion

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PHOTO SIMULATION: MODOC AVE VIEW 2 | A6-02

FEBRUARY 24, 2016





EXISTING



PROPOSED

## Facebook Campus Expansion

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PHOTO SIMULATION: CHILCO STREET VIEW 3 | A6-03

FEBRUARY 24, 2016





EXISTING



PROPOSED

## Facebook Campus Expansion

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PHOTO SIMULATION: HAMILTON PARK VIEW 4 | A6-04

FEBRUARY 24, 2016





EXISTING



PROPOSED

## Facebook Campus Expansion

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PHOTO SIMULATION: BCDC PUBLIC SHORELINE TRAIL VIEW 5 | A6-05

FEBRUARY 24, 2016



EXISTING



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## Facebook Campus Expansion

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PHOTO SIMULATION: BAY TRAIL VIEW 6 | A6-06

FEBRUARY 24, 2016





EXISTING



PROPOSED

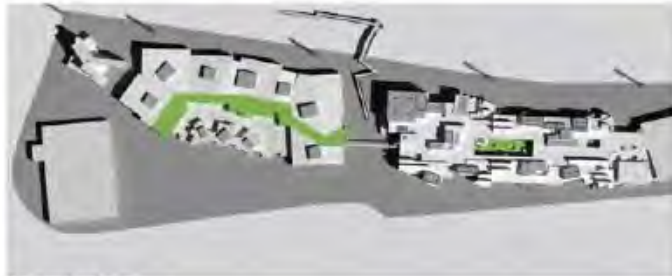
## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
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PHOTO SIMULATION: BEDWELL BAYFRONT PARK VIEW 7 | A6-07

FEBRUARY 24, 2016

Spring Equinox (March 20) Shadows



March 20, 9 am



March 20, 12 pm



March 20, 3 pm

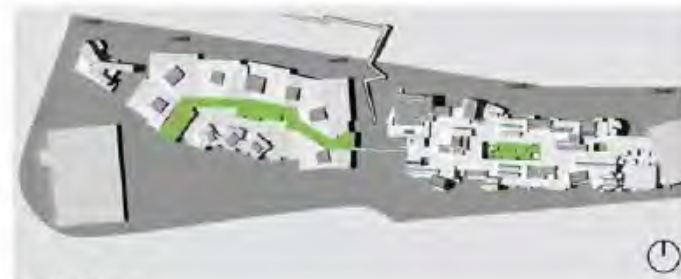
Summer Solstice (June 21) Shadows



June 21, 9 am



June 21, 12 pm



June 21, 3 pm

## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site

301-309 Constitution Drive, Menlo Park, California

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SHADOW DIAGRAMS | A7-01

SCALE : NTS

11X17 SCALE IS NTS

FEBRUARY 26, 2016



Fall Equinox (September 23) Shadows



September 23, 9 am



September 23, 12 pm



September 23, 3 pm

Winter Solstice (December 22) Shadows



December 22, 9 am



December 22, 12 pm



December 22, 3 pm

## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site

301-309 Constitution Drive, Menlo Park, California

Gehry Partners, LLP

SHADOW DIAGRAMS | A7-02

SCALE : NTS

11X17 SCALE IS NTS

FEBRUARY 26, 2016

## *SBCA TREE CONSULTING*

1534 Rose Street, Crockett, CA 94525

Phone: (510) 787-3075

Fax: (510) 787-3065

Website: [www.sbcatree.com](http://www.sbcatree.com)

*Steve Batchelder, Consulting Arborist*

WC ISA Certified Arborist #228

CUFC Certified Urban Forester #134

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E-mail: [steve@sbcatree.com](mailto:steve@sbcatree.com)

*Molly Batchelder, Consulting Arborist*

WC ISA Certified Arborist #9613A

ISA Tree Risk Assessment Qualified

E-mail: [molly@sbcatree.com](mailto:molly@sbcatree.com)

Date: March 28, 2016

To: Rayna DeNoird, CMG

Subject: Tree Survey

Location: 301-309 Constitution Drive

Assignment: Arborist was asked to tag and survey all trees located on site, and City trees along Chilco Ave.

### City of Menlo Park Ordinance

Definitions of Heritage Tree:

1. Any tree having a trunk with a circumference of 47.1 inches (diameter of 15 inches) or more measured at 54 inches above natural grade.
2. Any oak tree native to California, with a circumference of 31.4 inches (diameter of 10 inches) or more measured at 54 inches above natural grade.
3. Any tree or group of trees specifically designated by the City Council for protection because of its historical significance, special character or community benefit.
4. Any tree with more than one trunk measured at the point where the trunks divide, with a circumference of 47.1 inches (diameter of 15 inches) or more, with the exception of trees that are under twelve (12) feet in height, which are exempt from the ordinance.<sup>1</sup>

### Summary

- Scope of Survey – The tree survey recorded information on seven-hundred seventy (770) trees located on the grounds of 301-309 Constitution Drive and along the west end of Chilco St. Metal number tags were attached to all trees. Data was taken on Tree Size, Health and Structural Condition, Suitability for Retention, and Pertinent Notes.
- Two-hundred seventy-four (274) trees surveyed qualify as “Heritage Trees”.
- Thirty-four (34) different species were noted in the survey. The species most represented on site include London Plane (*Platanus x hispanica*) with one-hundred twenty-nine (129) specimens

<sup>1</sup> <http://www.menlopark.org/205/Heritage-Trees>

surveyed; Olive (*Olea europea*) representing sixty-seven (67) specimens; Monterey Pine (*Pinus radiata*) with sixty-eight (68); and Silver Dollar Gum (*Eucalyptus polyanthemos*) with fifty-four (54) specimens.

- Twenty-five (25) trees surveyed were dead; most are London Plane located along the southern property line. One (1) qualifies in size as “Heritage”.
- Trees given a “Poor” suitability for retention rating was based on severe health decline and resulting pathogen infestations, and/or poor past pruning often associated with poor tree placement. Soil conditions are considered limiting and the root cause of poor performance.

## Summary of Tree Species

Table on following page provides information on the tree species surveyed and the number qualifying as Heritage Trees, with suitability for retention and pertinent notes. The survey data is provided in *Appendix 1*.

	Species	Common Name	Amount	Overall Condition	Amount of Heritage Trees	Suitability for Retention	Notes
1	<i>Acacia melanoxylon</i>	Black Wood Acacia	4	F	0	F	
2	<i>Acer palmatum</i>	Japanese Maple	3	F-P	0	P	Poorly pruned
3	<i>Alnus rhombifolia</i>	White Alder	8	F-P	1	F-P	On decline spiral
4	<i>Cedrus deodara</i>	Deodar Cedar	3	F	1	F	Located along southern perimeter
5	<i>Celtis sinensis</i>	Chinese Hackberry	3	P	0	P	Failure to thrive
6	<i>Eucalyptus conferruminata</i>	Bushy Yate	27	F-P	17	F-P	Poorly pruned; large heading cuts on almost all trees, Appropriate species for site
7	<i>Eucalyptus globulus 'Compacta'</i>	Dwarf Blue Gum	32	F	32	P	Most have been headed for high voltage lines
8	<i>Eucalyptus polyanthemos</i>	Silver Dollar Gum	54	F-P	8	P	Stressed, Lerp Psyllid
9	<i>Eucalyptus sideroxylon</i>	Red Iron Bark	14	F-P	1	P	No value
10	<i>Fraxinus udhei</i>	Shamel Ash	15	F	4	F	A few nice trees
11	<i>Gleditsia triacanthos inermis</i>	Honey Locust	2	P	0	P	Tip dieback, Located in courtyard



	Species	Common Name	Amount	Overall Condition	Amount of Heritage Trees	Suitability for Retention	Notes
12	<i>Leptospermum laevigatum</i>	Australian Tea Tree	37	F	33	F	Planted as screening around reservoir
13	<i>Liriodendron tulipifera</i>	Tulip Tree	29	F-P	1	P	Headed
14	<i>Malus sp.</i>	Apple	2	F	0	P	Seedling?
15	<i>Melaleuca citrina</i>	Bottlebrush	1	F	0	F	Located along southern perimeter
16	<i>Myoporum laetum</i>	Myoporum	43	P-D	18	P	Almost dead, Thrips
17	<i>Olea europaea</i>	Olive	67	P-G	64	P-G	Poorly pruned, Many doing poorly, Some worthy of retention
18	<i>Pinus halepensis</i>	Aleppo Pine	44	F-G	36	F	Some nice stands; Poor pruning,
19	<i>Pinus radiata</i>	Monterey Pine	68	F-P	43	F-P	Pine pitch canker evident on some, Poor pruning, Likely not a future player in landscape
20	<i>Pistacia chinensis</i>	Chinese Pistache	5	F	0	P	Newly planted
21	<i>Pinus thunbergiana</i>	Japanese Black Pine	1	F	0	P	Likely out of soil volume
22	<i>Pittosporum eugenioides</i>	Tarata	4	F	0	P	Poor to dead condition
23	<i>Pittosporum tobira</i>	Japanese Mock Orange	7	F	0	P	Poor condition
24	<i>Pittosporum undulatum</i>	Victorian Box	33	P-D	2	P	Soil volume limitations, Dieback
25	<i>Platanus x hispanica</i>	London Plane Tree	129	F-D	1	P	14 City trees located on Chilco, 19 trees dead along southern perimeter, Most headed
26	<i>Populus nigra 'Italica'</i>	Lombardy Poplar	32	P-D	0	P	Water stressed, Dieback
27	<i>Prunus cerasifera</i>	Plum	13	F-P	0	P	Some located in courtyard, Some are cherry plums, some of purple leaf
28	<i>Pyrus calleryana</i>	Callery Pear	58	P	2	P	Fire blight, Dieback
29	<i>Pyrus kawakamii</i>	Evergreen Pear	6	F-G	1	P	Located in courtyard
30	<i>Quercus agrifolia</i>	Coast Live Oak	4	G	1	G	All candidates for relocation



	Species	Common Name	Amount	Overall Condition	Amount of Heritage Trees	Suitability for Retention	Notes
31	<i>Schinus terebinthifolius</i>	Brazilian Pepper	16	P	9	P	Soil vol limitations, Dieback, Perimeter trees doing well
32	<i>Tristaniaopsis laurina</i>	Water Gum	5	F	2	F	Poorly pruned
33	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	P	0	P	No feet of clear trunk
Totals:			770		274		

## End Report

### Appendices

#### 1. Tree Survey Data

Submitted By:



Steve Batchelder, Consulting Arborist  
ISA Certified Arborist WE 228A  
CaUFC Certified Urban Forester #138  
Calif. Contractor Lic. (C-27) 533675





#### COLUMN HEADING DESCRIPTIONS

**Tag#** - Indicates the number tag attached to tree

**Species** - Scientific name

**DBH** - Diameter measured in inches at 4.5 feet above soil grade, unless otherwise indicated

**Height** - In feet

**Structure** - Tree Structural Safety: E is Excellent, G is Good, F is Fair, P is Poor, H is Hazardous

**Health** - Tree Health: E is Excellent, G is Good, F is Fair, P is Poor, D is Dead or Dying

**Heritage Tree** - (According to City Ordinance) Y is Yes, N is No, Highlighted in grey

**Suitability for Retention** - (Based on tree condition) G is Good, F is Fair, P is Poor

**Notes** - See below

#### ABBREVIATIONS AND DEFINITIONS

Notes	Embedded Bark (EB) - AKA Included Bark, this is a structural defect where bark is included between the branch attachment so that the wood cannot join. Such defects have a higher propensity for failure.
	Codominant (CD) - A situation where a tree has two or more stems which are of equal diameter and relative amounts of leaf area. Trees with codominant primary scaffolding stems are inherently weaker than stems, which are of unequal diameter and size.
	Codominant w/ Embedded Bark (CDEB) - When bark is embedded between codominant stems, failure potential is very high and pruning to mitigate the defect is recommended.
	Poor Pruning (PP)- Past pruning practices considered unacceptable according to ANSI A300 Best Management Practices, Tree Pruning
	Internal Decay (ID) - Signs of internal decay observed
	Headed (H) - Generally considered poor pruning practice which removes the central leader and the internode.

<b>Total Existing Trees:</b>	<b>770</b>
------------------------------	------------

Heritage Trees				<b>274</b>
To Remove:	Total	Replacement Value	Replacement Totals	
Fair-Good health	149	2:1	298	
Fair-Poor health	66	1:1	66	
Poor-Dead health	59	1:1	59	
<b>Total</b>	<b>274</b>		<b>423</b>	
To Remain:				
Good Health	0			
<b>Total</b>	<b>0</b>			

Non Heritage Trees							496		
To Remove:			496						
To Remain:									
Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
1	<i>Schinus terebinthifolius</i>	25 @ base	15	F-P	F-P	Y	P	1	Multi, 12 stems, Ivy
2	<i>Platanus x hispanica</i>	9.5	20	F	F	N	P		H, Ivy
3	<i>Platanus x hispanica</i>	9.5	25	F	F	N	P		H, Ivy
4	<i>Platanus x hispanica</i>	8	20	P	D	N	P		Dead, Ivy, Oleander
5	<i>Platanus x hispanica</i>	7.5	20	F	F	N	P		H, Ivy, Oleander
6	<i>Platanus x hispanica</i>	7	15	P	D	N	P		Dead, Ivy, Oleander
7	<i>Platanus x hispanica</i>	8	20	P	D	N	P		Dead, Ivy, Oleander
8	<i>Platanus x hispanica</i>	7	20	P	D	N	P		Dead, Ivy, Oleander
9	<i>Platanus x hispanica</i>	8	20	P	D	N	P		Dead, Ivy, Oleander
10	<i>Platanus x hispanica</i>	6.5	15	P	D	N	P		Dead, Ivy, Oleander
11	<i>Platanus x hispanica</i>	6	10	P	D	N	P		Dead, Ivy, Oleander, Cotoneaster
12	<i>Platanus x hispanica</i>	6	10	P	D	N	P		Dead, Ivy, Oleander
13	<i>Platanus x hispanica</i>	5.5	10	P	D	N	P		Dead, Ivy, Oleander, Cotoneaster
14	<i>Platanus x hispanica</i>	7	15	P	D	N	P		Dead, Ivy, Oleander
15	<i>Platanus x hispanica</i>	6	20	P	D	N	P		Dead, Ivy, Oleander, Cotoneaster
16	<i>Platanus x hispanica</i>	5.5	20	P	D	N	P		Dead, Ivy, Oleander
17	<i>Platanus x hispanica</i>	5.5	20	P	D	N	P		Dead, Ivy, Oleander, Rhamnus
18	<i>Platanus x hispanica</i>	5	15	P	D	N	P		Dead, Oleander

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
19	<i>Platanus x hispanica</i>	4.5	15	P	D	N	P		Dead, Oleander
20	<i>Platanus x hispanica</i>	5.5	20	P	D	N	P		Dead, Oleander
21	<i>Platanus x hispanica</i>	5.5	15	P	D	N	P		Dead, Oleander
22	<i>Platanus x hispanica</i>	5	20	P	D	N	P		Dead, Oleander, Rhamnus
23	<i>Platanus x hispanica</i>	6	20	P	D	N	P		Dead, Oleander
24	<i>Eucalyptus polyanthemos</i>	8.5	35	F	P	N	P		Lerp Psyllid, CD, Dieback
25	<i>Eucalyptus polyanthemos</i>	13	40	F	P	N	P		Lerp Psyllid, Dieback, Breakouts
26	<i>Eucalyptus polyanthemos</i>	8.5	25	F	P	N	P		Lerp Psyllid, CD, Dieback
27	<i>Eucalyptus polyanthemos</i>	10	40	F-P	P	N	P		Lerp Psyllid, Breakouts
28	<i>Eucalyptus polyanthemos</i>	8.5	25	F	F-P	N	P		Lerp Psyllid, Dieback
29	<i>Eucalyptus sideroxylon</i>	5.5	25	P	F-P	N	P		Lean
30	<i>Eucalyptus polyanthemos</i>	12	40	F	F-P	N	P		Lerp Psyllid, Breakouts
31	<i>Eucalyptus polyanthemos</i>	9.5	30	P	P	N	P		Lerp Psyllid, Dieback, Breakouts
32	<i>Eucalyptus polyanthemos</i>	6	20	P	P	N	P		Lean Lerp, Psyllid, Dieback
33	<i>Eucalyptus sideroxylon</i>	5	15	G	F	N	P		
34	<i>Eucalyptus polyanthemos</i>	10.5	30	P	P	N	P		Mainstem breakout, Lerp Psyllid
35	<i>Eucalyptus sideroxylon</i>	9	35	G	P	N	P		CDEB
36	<i>Eucalyptus polyanthemos</i>	11.5	30	P	F-P	N	P		Lean, CDEB, EB
37	<i>Eucalyptus polyanthemos</i>	12	40	F	P	N	P		Lerp psyllid, Dieback, CD
38	<i>Eucalyptus polyanthemos</i>	13.5	40	G	F-P	N	P		CD
39	<i>Eucalyptus sideroxylon</i>	5	25	F	F	N	P		Significant bend in trunk

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
40	<i>Eucalyptus sideroxylon</i>	5.5, 2.5	25	P	F	N	P		EB
41	<i>Eucalyptus polyanthemos</i>	8.5	30	G	F-P	N	P		CD, Lerp psyllid
42	<i>Eucalyptus polyanthemos</i>	8.5	35	P	P-D	N	P		Almost dead
43	<i>Eucalyptus polyanthemos</i>	9.5	25	P	P	N	P		Terminal leader dead
44	<i>Eucalyptus polyanthemos</i>	11	30	P	P	N	P		CDEB
45	<i>Eucalyptus polyanthemos</i>	14	35	P	P	N	P		One stem dead
46	<i>Eucalyptus polyanthemos</i>	9.5, 5	30	F	F-P	N	P		CD
47	<i>Eucalyptus polyanthemos</i>	8	30	P	P	N	P		CD, Breakout
48	<i>Eucalyptus polyanthemos</i>	8	25	P	F-P	N	P		CDEB, EB
49	<i>Eucalyptus polyanthemos</i>	7.5	30	P	P	N	P		CDEB
50	<i>Eucalyptus polyanthemos</i>	12.5	40	P	P	N	P		CDEB
51	<i>Eucalyptus sideroxylon</i>	4.5	20	G	F	N	P		

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
52	<i>Eucalyptus polyanthemos</i>	8, 4.5	30	P	F-P	N	P		CDEB
53	<i>Eucalyptus polyanthemos</i>	7	35	F	F	N	P		CD
54	<i>Eucalyptus polyanthemos</i>	8	25	F	P	N	P		
55	<i>Eucalyptus sideroxylon</i>	3	15	F	F	N	P		
56	<i>Eucalyptus sideroxylon</i>	5, 2.5	25	F	F-G	N	P		S curve in trunk
57	<i>Eucalyptus polyanthemos</i>	13	40	F	F-P	N	P		CD
58	<i>Eucalyptus polyanthemos</i>	10	35	F	F-P	N	P		
59	<i>Eucalyptus sideroxylon</i>	20	4	F	F	N	P		Significant bend in trunk
60	<i>Eucalyptus polyanthemos</i>	12	30	F	F-P	N	P		CD
61	<i>Eucalyptus polyanthemos</i>	8	25	P	P	N	P		
62	<i>Eucalyptus polyanthemos</i>	12.5	40	F	F-P	N	P		CD
63	<i>Eucalyptus polyanthemos</i>	10.5	35	F	F-P	N	P		CD
76	<i>Eucalyptus globulus 'Compacta'</i>	21 @ base	20	P	F	Y	P	1	Headed for high voltage, Multi
77	<i>Eucalyptus globulus 'Compacta'</i>	32 @ base	20	P	G	Y	P	1	Headed for high voltage, Multi
78	<i>Eucalyptus globulus 'Compacta'</i>	25 @ base	20	P	P	Y	P	1	Headed for high voltage, Multi



Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
79	<i>Eucalyptus globulus</i> 'Compacta'	23 @ base	20	P	F	Y	P	1	Headed for high voltage, Multi
80	<i>Eucalyptus globulus</i> 'Compacta'	19 @ 3'	20	P	G	Y	P	1	Headed for high voltage, Multi
81	<i>Eucalyptus globulus</i> 'Compacta'	24 @ 2'	20	P	G	Y	P	1	Headed for high voltage, Multi
82	<i>Eucalyptus globulus</i> 'Compacta'	25 @ 1.5'	25	P	G	Y	P	1	Headed for high voltage, Multi
83	<i>Eucalyptus globulus</i> 'Compacta'	29.5 @ 2'	25	P	G	Y	P	1	Headed for high voltage, Multi
84	<i>Eucalyptus globulus</i> 'Compacta'	30.5 @ base	25	P	G	Y	P	1	Headed for high voltage, Multi
85	<i>Eucalyptus globulus</i> 'Compacta'	18	20	P	F	Y	P	1	CD, Headed for high voltage
86	<i>Eucalyptus globulus</i> 'Compacta'	16 @ 4'	20	P	F-P	Y	P	1	Headed for high voltage, Multi
87	<i>Eucalyptus globulus</i> 'Compacta'	27.5 @ 2'	25	P	F	Y	P	1	Headed for high voltage, Multi
88	<i>Eucalyptus globulus</i> 'Compacta'	36 @ base	25	P	G	Y	P	1	Headed for high voltage, Multi
89	<i>Eucalyptus globulus</i> 'Compacta'	17	20	P	F	Y	P	1	Lean
90	<i>Platanus x hispanica</i>	6.5	20	F	G	N	P		H
91	<i>Platanus x hispanica</i>	7	20	F	G	N	P		H
92	<i>Platanus x hispanica</i>	7	20	F	F	N	P		H, Lean
93	<i>Platanus x hispanica</i>	8	20	P	F	N	P		Mainstem breakout, H, Lean
94	<i>Platanus x hispanica</i>	8.5	20	F	F	N	P		H, Lean
95	<i>Platanus x hispanica</i>	8	20	F	F	N	P		H, Lean
96	<i>Platanus x hispanica</i>	8	20	F	F	N	P		H, Lean
97	<i>Platanus x hispanica</i>	6.5	20	F	F	N	P		H, Lean
98	<i>Platanus x hispanica</i>	7	20	F	F	N	P		H
99	<i>Platanus x hispanica</i>	7	20	F	F	N	P		H, Lean
100	<i>Platanus x hispanica</i>	6.5	20	F	F	N	P		H, Lean
101	<i>Platanus x hispanica</i>	7	20	F	F	N	P		H, Lean
102	<i>Platanus x hispanica</i>	7	25	F	F	N	P		H, Circling root

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
103	<i>Platanus x hispanica</i>	6.5	20	F	F	N	P		H
104	<i>Platanus x hispanica</i>	6.5	20	F	F	N	P		H, Lean
105	<i>Platanus x hispanica</i>	7	20	F	F	N	P		H, Lean
106	<i>Platanus x hispanica</i>	7.5	25	F	F	N	P		H, Lean
107	<i>Platanus x hispanica</i>	9	25	F	F	N	P		H
108	<i>Platanus x hispanica</i>	7.5	20	F	F	N	P		H, Lean
109	<i>Platanus x hispanica</i>	10	25	F	F	N	P		H, Lean
110	<i>Platanus x hispanica</i>	8.5	20	F	F	N	P		H
111	<i>Platanus x hispanica</i>	12.5	30	F	G	N	P		H
112	<i>Platanus x hispanica</i>	11.5	30	F	G	N	P		H, Lean
113	<i>Platanus x hispanica</i>	11.5	30	F	G	N	P		H
114	<i>Eucalyptus globulus 'Compacta'</i>	33 @ base	20	P	G	Y	P	1	Headed for high voltage, Multi
115	<i>Eucalyptus globulus 'Compacta'</i>	29 @ base	20	P	F	Y	P	1	Headed for high voltage, Multi
116	<i>Malus spp.</i>	6 @ base	10	F	F	N	P		Ivy
117	<i>Platanus x hispanica</i>	8	25	F	F	N	P		H, Ivy
118	<i>Platanus x hispanica</i>	11	30	F	G	N	F		H, Ivy
119	<i>Platanus x hispanica</i>	10	30	F	G	N	F		H, Ivy
120	<i>Platanus x hispanica</i>	8	25	P	F	N	P		Breakout, H, Rosemary
121	<i>Platanus x hispanica</i>	8.5	25	F	F	N	P		H, Ivy
122	<i>Platanus x hispanica</i>	7	25	F	G	N	P		H, Ivy
123	<i>Platanus x hispanica</i>	6	20	F	F	N	P		H, Ivy
124	<i>Platanus x hispanica</i>	7.5	25	F	F	N	P		H, Ivy
125	<i>Platanus x hispanica</i>	8	25	F	G	N	F-P		Sycamore Scale, H
126	<i>Platanus x hispanica</i>	8.5	25	F	F	N	P		Sycamore Scale, H
127	<i>Platanus x hispanica</i>	6.5	20	F	F	N	P		Sycamore Scale, H
128	<i>Platanus x hispanica</i>	7	20	F	F	N	P		Sycamore Scale, H
129	<i>Platanus x hispanica</i>	6	15	F	F-P	N	P		Sycamore Scale, H
130	<i>Platanus x hispanica</i>	7	20	F	F	N	P		Sycamore Scale, H
131	<i>Platanus x hispanica</i>	5.5	15	F	F-P	N	P		Sycamore Scale, H
132	<i>Platanus x hispanica</i>	6.5	20	F	F	N	P		Sycamore Scale, H
133	<i>Platanus x hispanica</i>	5.5	25	F	F	N	P		Lean, Sycamore Scale, H
134	<i>Platanus x hispanica</i>	6.5	25	F	F	N	P		Sycamore Scale, H
135	<i>Platanus x hispanica</i>	7	25	F	F	N	P		Sycamore Scale, H
136	<i>Platanus x hispanica</i>	6.5	20	F	F	N	P		Sycamore Scale, H

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
137	<i>Platanus x hispanica</i>	7	25	F	F	N	F-P		Sycamore Scale, H
138	<i>Platanus x hispanica</i>	8	20	P	P-D	N	P		Almost dead
139	<i>Platanus x hispanica</i>	9	25	F	P	N	P		H
140	<i>Platanus x hispanica</i>	8.5	25	F	P	N	P		Sycamore Scale, H
141	<i>Platanus x hispanica</i>	6	20	P	P	N	P		Lean, Top dead, Sycamore Scale
142	<i>Platanus x hispanica</i>	7	25	P	P	N	P		Sycamore Scale, H
143	<i>Platanus x hispanica</i>	6.5	25	P	P	N	P		Sycamore Scale, H
144	<i>Pyrus calleryana</i>	6.5	25	F-P	P	N	P		FB, Dieback
145	<i>Pyrus calleryana</i>	5.5	15	F-P	P	N	P		Lean, FB, Dieback
146	<i>Pyrus calleryana</i>	8.5	25	F-P	P	N	P		FB, Dieback
147	<i>Pyrus calleryana</i>	6.5	20	F	P	N	P		FB, Dieback
148	<i>Pyrus calleryana</i>	6.5	25	F	P	N	P		FB, Dieback
149	<i>Pyrus calleryana</i>	5	20	F	P	N	P		FB, Dieback
150	<i>Pyrus calleryana</i>	7	25	F	P	N	P		FB, Dieback
151	<i>Pyrus calleryana</i>	6.5	25	F	P	N	P		FB, Dieback
152	<i>Pyrus calleryana</i>	7.5	20	P	P	N	P		CDEB, FB, Dieback
153	<i>Platanus x hispanica</i>	7	20	P	P	N	P		Top dead, Sycamore Scale
154	<i>Pyrus calleryana</i>	9	30	F	P	N	P		Dieback
155	<i>Pyrus calleryana</i>	7	15	F	P	N	P		FB, Dieback
156	<i>Pyrus calleryana</i>	6	15	F	P	N	P		FB, Dieback
157	<i>Pyrus calleryana</i>	6.5	20	F-P	P	N	P		FB, Dieback
158	<i>Platanus x hispanica</i>	8	25	F	F	N	P		Rosemary, Sycamore Scale, H
159	<i>Platanus x hispanica</i>	7	20	F	F	N	P		Lean, Rosemary, Sycamore Scale, H
160	<i>Populus nigra 'Italica'</i>	11	50	F	P	N	P		Dieback
161	<i>Populus nigra 'Italica'</i>	8	50	F	P	N	P		Ivy
162	<i>Populus nigra 'Italica'</i>	9	50	P	P	N	P		Top dead , Ivy
163	<i>Populus nigra 'Italica'</i>	9.5	50	P	P	N	P		Top dead, Ivy
164	<i>Populus nigra 'Italica'</i>	8.5	50	F	P	N	P		Ivy
165	<i>Populus nigra 'Italica'</i>	7.5	50	F	P	N	P		Ivy
166	<i>Populus nigra 'Italica'</i>	6	50	P	P	N	P		Top dead, Ivy
167	<i>Populus nigra 'Italica'</i>	7.5	50	P	P	N	P		Top dead, Ivy
168	<i>Populus nigra 'Italica'</i>	7	50	F	P	N	P		Ivy
169	<i>Populus nigra 'Italica'</i>	7.5	50	F	P	N	P		Ivy
170	<i>Populus nigra 'Italica'</i>	7	50	F	P	N	P		Ivy
171	<i>Populus nigra 'Italica'</i>	10.5	50	F	P	N	P		Ivy

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
172	<i>Populus nigra 'Italica'</i>	7.5	50	F	P	N	P		Ivy
173	<i>Populus nigra 'Italica'</i>	10.5	50	F	P	N	P		Ivy
174	<i>Populus nigra 'Italica'</i>	11	50	F	P	N	P		Ivy
175	<i>Populus nigra 'Italica'</i>	9	50	P	P	N	P		Ivy, Top dead
176	<i>Populus nigra 'Italica'</i>	14.5	50	P	P	N	P		Ivy, Top dead
177	<i>Populus nigra 'Italica'</i>	10	50	P	P	N	P		Ivy, Top dead
178	<i>Populus nigra 'Italica'</i>	9.5	40	F	P	N	P		Ivy
179	<i>Populus nigra 'Italica'</i>	7	45	F	P	N	P		Top dead
180	<i>Populus nigra 'Italica'</i>	8	50	P	D	N	P		Dead
181	<i>Populus nigra 'Italica'</i>	5.5	40	F	P	N	P		Ivy
182	<i>Populus nigra 'Italica'</i>	8	50	F	P	N	P		Ivy
183	<i>Populus nigra 'Italica'</i>	9	50	F	P	N	P		Ivy
184	<i>Populus nigra 'Italica'</i>	8.5	50	F	P	N	P		Ivy
185	<i>Populus nigra 'Italica'</i>	10	50	F	P	N	P		Ivy
186	<i>Populus nigra 'Italica'</i>	8	50	F	P	N	P		Ivy
187	<i>Populus nigra 'Italica'</i>	8.5	50	F	F-P	N	P		Ivy
188	<i>Populus nigra 'Italica'</i>	8	50	F	P	N	P		Ivy
189	<i>Populus nigra 'Italica'</i>	10	50	P	P	N	P		Ivy, Top dead
190	<i>Populus nigra 'Italica'</i>	11	50	F	P	N	P		Ivy, Top dead
191	<i>Populus nigra 'Italica'</i>	10	50	P	P	N	P		Ivy, Top dead
192	<i>Platanus x hispanica</i>	4	15	P	P	N	P		Sycamore Scale, H
193	<i>Platanus x hispanica</i>	8.5	20	P	F-P	N	P		Sycamore Scale, H
194	<i>Pittosporum undulatum</i>	11 @ base	10	F	P	N	P		Dieback, Multi
195	<i>Pittosporum undulatum</i>	7 @ base	10	F	P	N	P		Dieback, Multi
196	<i>Pittosporum undulatum</i>	7.5 @ base	15	F	P	N	P		Star Jasmine, Dieback, Multi
197	<i>Pittosporum undulatum</i>	6 @ base	10	F	P	N	P		Star Jasmine, Dieback, Multi
198	<i>Pittosporum undulatum</i>	12 @ base	10	P	P	N	P		Breakout, Star Jasmine, Dieback, Multi
199	<i>Pittosporum undulatum</i>	4 @ base	10	P	P	N	P		Trunk wound, Star Jasmine, Dieback, Multi
200	<i>Pittosporum undulatum</i>	4.5 @ 1'	10	P	P	N	P		Star Jasmine, Dieback, Multi
201	<i>Pittosporum undulatum</i>	12 @ base	15	P	P	N	P		Star Jasmine, Dieback, Multi

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
202	<i>Pittosporum undulatum</i>	12 @ base	10	P	P	N	P		Headed, Star Jasmine, Dieback, Multi
203	<i>Pittosporum undulatum</i>	11 @ base	15	P	P	N	P		Headed, Star Jasmine, Dieback, Multi
204	<i>Pittosporum undulatum</i>	6.5 @ 1'	5	P	P	N	P		Headed, Star Jasmine, Dieback, Multi
205	<i>Pittosporum undulatum</i>	4.5 @ 1.5'	5	P	P	N	P		Headed, Star Jasmine, Dieback, Multi
206	<i>Pittosporum undulatum</i>	7 @ base	15	P	P	N	P		Dieback, Headed, Multi
207	<i>Pittosporum undulatum</i>	7 @ base	15	P	P	N	P		Dieback, Headed, Multi
208	<i>Liriodendron tulipifera</i>	11	25	F-P	F	N	P		Headed, Planted under roof
209	<i>Liriodendron tulipifera</i>	12	25	F-P	P	N	P		Off color, Sparse foliage, Headed, Planted under roof
210	<i>Liriodendron tulipifera</i>	10.5	25	F-P	P	N	P		Off color, Sparse foliage, Headed, Planted under roof
211	<i>Liriodendron tulipifera</i>	17	25	F-P	F	Y	P	1	Headed, Planted under roof
212	<i>Liriodendron tulipifera</i>	9	25	F-P	F	N	P		Headed, Planted under roof
213	<i>Liriodendron tulipifera</i>	8	20	F-P	P	N	P		Off color, Sparse foliage, Headed, Planted under roof
214	<i>Liriodendron tulipifera</i>	10.5	25	F-P	F	N	P		Headed, Planted under roof
215	<i>Liriodendron tulipifera</i>	9	20	F-P	F-P	N	P		Headed, Planted under roof
216	<i>Prunus cerasifera</i> 'Krauter Vesuvius'	8	20	F	G	N	P		Lean
217	<i>Prunus cerasifera</i> 'Krauter Vesuvius'	5.5	15	F	P	N	P		Dieback
218	<i>Prunus cerasifera</i> 'Krauter Vesuvius'	6	10	P	F	N	P		Lean, Sunscald
219	<i>Prunus cerasifera</i> 'Krauter Vesuvius'	6	20	F-P	G	N	P		Lean, EB
220	<i>Prunus cerasifera</i> 'Krauter Vesuvius'	7.5 @ 2'	15	P	F-P	N	P		Dieback, CDEB, Multi
221	<i>Prunus cerasifera</i> 'Krauter Vesuvius'	7 @ 3'	15	F-P	F-P	N	P		Dieback, Multi
222	<i>Prunus cerasifera</i> 'Krauter Vesuvius'	4 @ 3.5'	10	F	F	N	P		Multi



Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
223	<i>Prunus cerasifera</i> 'Krauter Vesuvius'	7.5 @ 2'	15	P	F-G	N	P		Lean, CDEB, Multi
224	<i>Eucalyptus polyanthemos</i>	10.5	30	P	F	N	P		Significant lean, Rootball raised on one side (indicating destabilization at one time, but now stabilized)
225	<i>Eucalyptus polyanthemos</i>	14.5	40	F	G	N	P		CD
226	<i>Eucalyptus polyanthemos</i>	14.5	45	F	F	N	P		H
227	<i>Eucalyptus polyanthemos</i>	7	25	F	F	N	P		Lean, Trunk girdled by wire
228	<i>Pyrus calleryana</i>	9	25	P	F	N	P		EB
229	<i>Pyrus calleryana</i>	7	20	P	F	N	P		Lean, EB
230	<i>Pyrus calleryana</i>	4.5	15	F	P	N	P		
231	<i>Pyrus calleryana</i>	5	15	F-P	F-P	N	P		Lean
232	<i>Pyrus calleryana</i>	4	10	P	P	N	P		Lean
233	<i>Pyrus calleryana</i>	4	15	F	P	N	P		Lean
234	<i>Pyrus calleryana</i>	8	25	G	G	N	P		FB
235	<i>Pyrus calleryana</i>	5	20	F	F	N	P		FB
236	<i>Pyrus kawakamii</i>	15.5 @ base	20	F-G	F-G	Y	P	1	H, FB, Multi
237	<i>Pyrus kawakamii</i>	10	15	F-G	F-G	N	P		H, FB
238	<i>Liriodendron tulipifera</i>	9	25	F-P	F	N	P		H
239	<i>Liriodendron tulipifera</i>	5	20	F-P	F-P	N	P		H, In contact w grate
240	<i>Liriodendron tulipifera</i>	4.5	25	F	F-P	N	P		
241	<i>Liriodendron tulipifera</i>	7	30	F	F	N	P		H
242	<i>Liriodendron tulipifera</i>	5.5	25	F	F-P	N	P		H, In contact w grate
243	<i>Liriodendron tulipifera</i>	5	25	F	F	N	P		H
244	<i>Liriodendron tulipifera</i>	5	25	F	F	N	P		H
245	<i>Liriodendron tulipifera</i>	8	30	P	G	N	P		H
246	<i>Liriodendron tulipifera</i>	9.5	30	P	F	N	P		CDEB, H
247	<i>Liriodendron tulipifera</i>	9	25	P	F	N	P		H
248	<i>Liriodendron tulipifera</i>	5	25	F	F-P	N	P		H
249	<i>Liriodendron tulipifera</i>	4	20	P	P	N	P		H, In contact w grate
250	<i>Liriodendron tulipifera</i>	8	25	F	G	N	P		H
251	<i>Liriodendron tulipifera</i>	7	25	P	F-G	N	P		H
252	<i>Liriodendron tulipifera</i>	7.5	20	P	P	N	P		H
253	<i>Pyrus kawakamii</i>	11	20	G	F	N	F		FB

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
254	<i>Pyrus kawakamii</i>	13 @ base	15	G	F	N	P		FB, Multi
255	<i>Pyrus kawakamii</i>	9	10	G	F	N	P		FB
256	<i>Pyrus kawakamii</i>	3	10	P	P	N	P		FB
257	<i>Eucalyptus sideroxylon</i>	21	40	P	F	Y	P	1	H
258	<i>Eucalyptus sideroxylon</i>	7	20	P	P	N	P		H, Dying
259	<i>Eucalyptus sideroxylon</i>	13.5	30	P	F	N	P		CDEB, H
260	<i>Eucalyptus sideroxylon</i>	10.5	30	P	F-P	N	P		H
261	<i>Eucalyptus sideroxylon</i>	6	15	P	P	N	P		Lean, H
262	<i>Liriodendron tulipifera</i>	10.5	45	F-P	G	N	P		H, ID
263	<i>Liriodendron tulipifera</i>	11	35	F-P	G	N	P		H, ID
264	<i>Liriodendron tulipifera</i>	9	45	F-P	F	N	P		H, ID
265	<i>Liriodendron tulipifera</i>	11	40	F	F	N	P		H
266	<i>Liriodendron tulipifera</i>	12	45	F-P	G	N	P		H, ID
267	<i>Liriodendron tulipifera</i>	5	30	F	F	N	P		H, ID
268	<i>Schinus terebinthifolius</i>	22 @ base	15	F	F-P	Y	N	1	Lack of soil volume, Multi
269	<i>Schinus terebinthifolius</i>	19.5 @ base	15	F	P	Y	N	1	Lack of soil volume, Multi
270	<i>Schinus terebinthifolius</i>	24.5 @ base	15	F	F-P	Y	N	1	Lack of soil volume, Multi
271	<i>Pittosporum undulatum</i>	3	10	P	P-D	N	P		Almost dead
272	<i>Pittosporum undulatum</i>	5.5 @ base	10	P	P	N	P		Dieback, Multi
273	<i>Pittosporum undulatum</i>	7.5 @ base	15	F	P	N	P		Dieback, Multi
274	<i>Pittosporum undulatum</i>	3.5 @ base	5	P	P	N	P		Almost dead, Multi
275	<i>Pittosporum undulatum</i>	6.5 @ base	10	P	P	N	P		H, Almost dead, Multi
276	<i>Pittosporum undulatum</i>	7 @ base	10	F-P	F	N	P		H, ID, Multi
277	<i>Pittosporum undulatum</i>	14 @ base	10	F-P	P	N	P		H, ID, Multi
278	<i>Pittosporum undulatum</i>	13 @ base	10	P	P	N	P		H, ID, Multi

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
279	<i>Pittosporum undulatum</i>	1, 2, 2.5, 3 @ 1'	10	P	P	N	P		H, ID, Maybe 4 small trees
280	<i>Pittosporum undulatum</i>	5.5 @ base	10	P	P	N	P		H, ID, Multi
281	<i>Pittosporum undulatum</i>	13 @ base	10	P	P	N	P		H, Multi
282	<i>Pittosporum undulatum</i>	10.5 @ base	10	P	P	N	P		Multi
283	<i>Pittosporum undulatum</i>	5 @ base	10	P-D	P	N	P		Almost dead, Multi
284	<i>Pittosporum undulatum</i>	7 @ base	10	P	P	N	P		H, Multi
285	<i>Pittosporum undulatum</i>	4 @ 3'	10	P	P	N	P		H, ID, Multi
286	<i>Fraxinus udhei</i>	16.5	35	F	G	Y	F-P	1	EB, Surface roots, Dieback
287	<i>Fraxinus udhei</i>	10	30	F-G	F	N	F		Surface roots
288	<i>Fraxinus udhei</i>	14	40	F	G	N	F		Surface roots
289	<i>Pistacia chinensis</i>	2	15	G	G	N	F		
290	<i>Pistacia chinensis</i>	2.5	20	G	G	N	F		
291	<i>Pistacia chinensis</i>	2.5	15	G	F	N	F		
292	<i>Fraxinus udhei</i>	14	40	F	F	N	F		PP, Surface roots
293	<i>Fraxinus udhei</i>	13	40	F	F	N	F		Surface roots
294	<i>Fraxinus udhei</i>	12.5	40	P	F-P	N	P		CDEB, EB, Dieback
295	<i>Fraxinus udhei</i>	1	10	G	P	N	P		
296	<i>Fraxinus udhei</i>	3	20	G	G	N	F		
297	<i>Fraxinus udhei</i>	23	45	F	G	Y	F	1	CD, PP, Surface roots
298	<i>Fraxinus udhei</i>	15.5	35	F	F-G	Y	F	1	Lean, PP, Surface roots
299	<i>Alnus rhombifolia</i>	14.5	35	F	F-P	N	P		CD, EB
300	<i>Alnus rhombifolia</i>	13.5	30	F	F	N	F		
301	<i>Alnus rhombifolia</i>	16	40	G	F-G	Y	F	1	Some minor dieback
302	<i>Alnus rhombifolia</i>	11	25	F	F	N	F		EB? Some dieback
303	<i>Alnus rhombifolia</i>	14	30	G	P	N	P		Lean, Dieback
304	<i>Pistacia chinensis</i>	3	15	P	P	N	P		Lean, Disfunctional root system
305	<i>Alnus rhombifolia</i>	11	25	P	D	N	P		Dead
306	<i>Pistacia chinensis</i>	3.5	15	P	F-P	N	P		EB
307	<i>Alnus rhombifolia</i>	13	35	F-P	P	N	P		CD

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
308	<i>Fraxinus udhei</i>	4	25	G	G	N	F		CD
309	<i>Alnus rhombifolia</i>	11	30	F	P	N	P		Dieback
310	<i>Fraxinus udhei</i>	2	15	G	P	N	P		Planted too low
311	<i>Fraxinus udhei</i>	2.5	15	G	P	N	P		Planted too low
312	<i>Fraxinus udhei</i>	2.5	15	G	P	N	P		Planted too low
313	<i>Olea europaea</i>	15 @ 2'	20	P	P	Y	P	1	H, Top dieback, Multi
314	<i>Olea europaea</i>	17 @ 1'	20	P	P	Y	P	1	H, Top dieback, ID, Multi
315	<i>Myoporum laetum</i>	11.5 @ 1'	15	D	P-D	N	P		CD, Thrips, Almost dead
316	<i>Myoporum laetum</i>	8 @ base	10	P	P-D	N	P		Thrips, Multi, Almost Dead
317	<i>Myoporum laetum</i>	3.5 @ base	5	P	P	N	P		Thrips, CD
318	<i>Myoporum laetum</i>	5.5 @ 2.5'	5	P	P-D	N	P		Thrips, Almost dead
319	<i>Myoporum laetum</i>	7 @ 2'	10	P	P-D	N	P		
320	<i>Myoporum laetum</i>	10	5	P	P	N	P		H, One live branch
321	<i>Myoporum laetum</i>	5	10	P	D	N	P		Dead
322	<i>Myoporum laetum</i>	14	20	P	F-P	N	P		Thrips resistant? CDEB, H
323	<i>Myoporum laetum</i>	12 @ base	15	P	P	N	P		Thrips
324	<i>Pinus halepensis</i>	17	35	G	G	Y	G	1	Lean, Nice tree
325	<i>Pinus halepensis</i>	17.5	50	F	F	Y	F	1	Circling root, Slight lean
326	<i>Pinus halepensis</i>	28	25	F	G	Y	F	1	H, Powerlines
327	<i>Pinus halepensis</i>	19.5	40	F	G	Y	F	1	H, Powerlines
328	<i>Pinus halepensis</i>	20	50	F	P	Y	F	1	CDEB
329	<i>Pinus halepensis</i>	19.5	70	G	G	Y	G	1	Circling root, Lean
330	<i>Pinus halepensis</i>	18	70	G	P	Y	P	1	Barkbeetles
331	<i>Pinus halepensis</i>	26	60	P	G	Y	F	1	CDEB
332	<i>Acacia melanoxylon</i>	8.5	35	G	G	N	F		
333	<i>Quercus agrifolia</i>	8	30	G	G	N	G		Suitable for relocation, Nice tree
334	<i>Acacia melanoxylon</i>	8	30	P	G	N	P		CDEB
335	<i>Quercus agrifolia</i>	4	15	G	G	N	G		Suitable for relocation, Nice tree
336	<i>Myoporum laetum</i>	5.5	15	P	P-D	N	P		Almost dead
337	<i>Pittosporum undulatum</i>	7.5	25	G	P	N	P		

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
338	<i>Myoporum laetum</i>	8	15	P	P-D	N	P		Almost dead
339	<i>Myoporum laetum</i>	8.5	20	P	P-D	N	P		Almost dead
340	<i>Myoporum laetum</i>	12	20	P	P	N	P		Almost dead
341	<i>Myoporum laetum</i>	14	25	P	P	N	P		ID
342	<i>Eucalyptus polyanthemos</i>	21	65	F	F-P	Y	F	1	
343	<i>Eucalyptus polyanthemos</i>	10	35	F-P	P-D	N	P		Almost dead
344	<i>Eucalyptus polyanthemos</i>	8.5	35	F	P-D	N	P		Lean
345	<i>Eucalyptus polyanthemos</i>	12	40	F	P	N	F		
346	<i>Acacia melanoxylon</i>	13	30	G	G	N	F		CD top
347	<i>Eucalyptus polyanthemos</i>	11	35	F-G	F-P	N	F		Lean
348	<i>Eucalyptus polyanthemos</i>	8	25	P	P	N	P		CDEB, Lerp psyllid
349	<i>Eucalyptus polyanthemos</i>	14.5	40	G	P	N	F		
350	<i>Eucalyptus polyanthemos</i>	10.5	30	F	P	N	P		
351	<i>Eucalyptus polyanthemos</i>	11.5	30	P	P	N	P		CDEB
352	<i>Eucalyptus polyanthemos</i>	17	45	P	P-D	Y	P	1	Almost dead, Girdling root
353	<i>Pinus halepensis</i>	20	40	G	G	Y	G	1	CD, Surface roots
354	<i>Pinus halepensis</i>	19	40	G	G	Y	G	1	Lean, CD, Surface roots
355	<i>Pinus halepensis</i>	13.5	35	G	G	N	G		Lean
356	<i>Eucalyptus polyanthemos</i>	11, 3.5	30	F-P	P	N	P		Lean
357	<i>Eucalyptus polyanthemos</i>	22.5	60	P	F-P	Y	F-P	1	CDEB, H
358	<i>Eucalyptus polyanthemos</i>	12	40	P	D	N	P		H
359	<i>Eucalyptus polyanthemos</i>	14.5	35	F	F	N	F		CD
360	<i>Myoporum laetum</i>	6	10	P	P	N	P		Almost dead
361	<i>Eucalyptus polyanthemos</i>	17.5	50	F	P	Y	P	1	Dieback
362	<i>Eucalyptus polyanthemos</i>	18	40	F	F	Y	F	1	
363	<i>Eucalyptus polyanthemos</i>	17	35	F	F	Y	F	1	PP
364	<i>Eucalyptus polyanthemos</i>	15.5	30	F	F-P	Y	F	1	Significant lean, Broken branches
365	<i>Eucalyptus polyanthemos</i>	23	40	F	F-P	Y	F-P	1	PP
366	<i>Myoporum laetum</i>	10	15	P	P-D	N	P		Thrips, Almost dead
367	<i>Olea europaea</i>	16.5 @ 2'	20	F-P	P	Y	P	1	Tip dieback
368	<i>Olea europaea</i>	22 @ base	25	F	F-P	Y	F-P	1	4 main stems, Off color
369	<i>Olea europaea</i>	15 @ 1.5'	15	F-P	F-P	Y	P	1	CD, Mainstem breakout
370	<i>Eucalyptus conferruminata</i>	16	30	F	F	Y	F-P	1	Large pruning wounds, CD



Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
371	<i>Eucalyptus conferruminata</i>	11.5	30	P	F-P	N	F-P		H, Large pruning wounds, Sparse foliage
372	<i>Eucalyptus conferruminata</i>	15 @ 6"	25	P	F	Y	P	1	Old tag #263, H, CD
373	<i>Eucalyptus conferruminata</i>	13	25	P	F-P	N	P		Old tag #264, H, CD, Breakout
374	<i>Eucalyptus conferruminata</i>	10	25	P	F	N	P		Old tag #266, H, CD
375	<i>Eucalyptus conferruminata</i>	13 @ base	25	P	F	N	P		Old tag #267, H, CD
376	<i>Eucalyptus conferruminata</i>	8.5	25	P	F	N	P		#267, H
377	<i>Eucalyptus conferruminata</i>	11 @ 1.5'	25	P	F	N	P		Old tag #268, H, CD
378	<i>Eucalyptus conferruminata</i>	12.5	25	P	F	N	P		Lean, CD
379	<i>Eucalyptus conferruminata</i>	16	25	P	F	Y	P	1	#273, H
380	<i>Olea europaea</i>	20 @ base	20	P	P	Y	P	1	3 main stems, H, Tip dieback
381	<i>Olea europaea</i>	21 @ base	20	F	P	Y	P	1	CD, Tip dieback
382	<i>Olea europaea</i>	24.5 @ base	20	F	P	Y	P	1	PP, H, 3 main stems, Tip dieback
383	<i>Pinus halepensis</i>	24	25	F	G	Y	F-P	1	Old tag #272, Lean, PP, CD
384	<i>Pinus halepensis</i>	8	20	P	G	N	F-G		Seedling?, EB, SP
385	<i>Pinus halepensis</i>	29	45	F	G	Y	F-G	1	Old tag #540, CD, Stub cuts, Large pruning wounds
386	<i>Pinus halepensis</i>	18.5	25	F	G	Y	F	1	In canopy of #385, CD, H, Lean
387	<i>Pinus halepensis</i>	20	25	F	F-P	Y	F	1	Off color, H, Lean, CD
388	<i>Pinus halepensis</i>	23 @ 3'	30	F	F-P	Y	F	1	Off color, CD, PP
389	<i>Pinus radiata</i>	10.5	25	G	G	N	G		Irrigated, Sequoia pitch moth
390	<i>Pinus radiata</i>	21.5	30	F	F-P	Y	F-P	1	Top dead, DW, Off color, Irrigated
391	<i>Pinus radiata</i>	21	35	F	F	Y	F	1	DW, Off color, H, Irrigated
392	<i>Pinus radiata</i>	24.5	35	F	F	Y	F-P	1	Lean, Off color, Wounding at base
393	<i>Pinus radiata</i>	4	20	G	F	N	F-G		Seedling
394	<i>Pinus radiata</i>	2.5	15	G	F	N	P		Seedling, Too close to #393
395	<i>Pinus radiata</i>	27	40	F-P	F-P	Y	P	1	H, DW, Sparse /off color foliage
396	<i>Pinus radiata</i>	22	25	P	F-P	Y	P	1	H, DW, Sparse foliage, EB, Off color

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
398	<i>Pinus radiata</i>	31 @ 2'	40	F	F-P	Y	P	1	Lean, Multi, PP, Off color/sparse foliage
399	<i>Pinus radiata</i>	4	15	F	F	N	P		Seedling, In canopy of #398
400	<i>Olea europaea</i>	13	25	F-P	F	N	F-P		CD, Large pruning wounds
401	<i>Olea europaea</i>	18.5	25	F-G	F	Y	F	1	CD, Breakout
402	<i>Olea europaea</i>	16 @ 2'	25	P	F	Y	P	1	Old tag #286, Large mainstem breakout, CD, Lean
403	<i>Pinus radiata</i>	17	30	F-P	F-G	Y	F	1	Up against wall, PP, Pruned up one side, CD, H
404	<i>Tristaniopsis laurina</i>	13.5 @ base	20	F-P	F	N	F		3 main stems, Lean, PP, EB, Sparse/off color foliage, Ivy
405	<i>Tristaniopsis laurina</i>	15.5	30	F-P	F	Y	F	1	4 main stems; one removed
406	<i>Tristaniopsis laurina</i>	21 @ base	30	F-P	F	Y	F	1	Large pruning wounds
407	<i>Acer palmatum</i>	10	15	F-P	G	N	P		Large pruning wounds
408	<i>Eucalyptus conferruminata</i>	40 @ base	25	P	F	Y	F-P	1	Old tag #278, Large pruning wounds, Crossing branches, 3 main stems, DW
409	<i>Eucalyptus conferruminata</i>	35 @ base	25	P	P	Y	P	1	Old tag #279, Tip dieback, H, Large pruning wounds
410	<i>Eucalyptus conferruminata</i>	27 @ base	25	P	F	Y	P	1	Old tag #280, CW, Large pruning wound
411	<i>Acer palmatum</i>	9 @ 3'	25	F-P	G	N	F-P		Large pruning wound, CD
412	<i>Pittosporum undulatum</i>	20.5 @ base	30	P	F	Y	P	1	PP, H, Under canopy of #413
413	<i>Eucalyptus conferruminata</i>	18.5	35	F	G	Y	F	1	Large pruning wounds
414	<i>Eucalyptus conferruminata</i>	12	35	F	F	N	F		Dieback, PP, H
415	<i>Olea europaea</i>	15.5	25	F	P	Y	P	1	CD, H
416	<i>Olea europaea</i>	13.5	20	P	P	N	P		PP, Large pruning wounds, CD, Dieback
417	<i>Eucalyptus conferruminata</i>	40.5 @ base	35	F-P	F-P	Y	P	1	old tag #417, H, circling root, 3 main stems, lean
418	<i>Pinus radiata</i>	20	35	F	F	Y	F-P	1	Off color, PP, CD top
419	<i>Pinus radiata</i>	13	35	F-P	P	N	P		Crowded
420	<i>Pinus radiata</i>	16	35	F	P	Y	P	1	CD top
421	<i>Pinus radiata</i>	34.5 @ 2'	35	P	G	Y	P	1	CDEB

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
422	<i>Pinus radiata</i>	18	30	F-P	P	Y	P	1	H
423	<i>Pinus radiata</i>	18	25	F	G	Y	F-P	1	CD, Large pruning wounds
424	<i>Pinus radiata</i>	17	30	P	P	Y	P	1	Lean, Sparse/off color foliage, H
425	<i>Pinus halepensis</i>	4.5	15	G	G	N	F		Seedling
426	<i>Pinus radiata</i>	18.5	35	G	F-G	Y	F	1	
427	<i>Pinus halepensis</i>	10.5	30	F	G	N	F		Lean
428	<i>Pinus radiata</i>	21.5	45	F	F	Y	F	1	Old tag #303, PP, CD, Large pruning wounds
429	<i>Pinus radiata</i>	21.5	40	F	F-P	Y	P	1	CD, Sparse foliage, DW, Large pruning wounds
430	<i>Pinus radiata</i>	14	40	F	F-P	N	P		Sparse foliage, Large pruning wounds
431	<i>Pinus radiata</i>	19.5	35	F	F-G	Y	F	1	Large pruning wound
432	<i>Pinus radiata</i>	16	40	F-G	F	Y	F	1	Old tag #299
433	<i>Pinus radiata</i>	14	35	F	F	N	F-P		Old tag #298, Large pruning wounds, PP, Limbed up
434	<i>Pinus radiata</i>	16.5	40	F	F-P	Y	P	1	Old tag #297, Lots of cones = declining
435	<i>Pinus radiata</i>	22	35	F	F-P	Y	P	1	Old tag #296, Lean, Large pruning wounds, Dead wood, EWR
436	<i>Pinus radiata</i>	20	30	F-P	F	Y	F-P	1	Old tag #295, Lean, CDEB?
437	<i>Pinus halepensis</i>	16.5	25	P	G	Y	P	1	Old tag #544, Significant lean, Large pruning wounds
438	<i>Pinus halepensis</i>	21	30	G	G	Y	G	1	Significant lean, CD
439	<i>Pinus halepensis</i>	27.5	40	P	G	Y	F	1	CDEB, CD
440	<i>Pinus halepensis</i>	29	40	F	F-G	Y	G	1	CD, DW
441	<i>Pinus halepensis</i>	20.5	25	F	F	Y	F	1	Cable in tree, CD
442	<i>Pinus halepensis</i>	21.5	40	F-P	G	Y	F-G	1	CDEB?, Large pruning wounds
443	<i>Olea europaea</i>	18 @ 1'	25	F-P	P	Y	P	1	Tip dieback, CDEB
444	<i>Olea europaea</i>	9.5	25	F	P	N	P		Tipdieback, CD
445	<i>Acer palmatum</i>	8 @ 2'	25	F	G	N	F		PP
446	<i>Pittosporum undulatum</i>	7	25	P	P	N	P		CD, PP, H, 1 stem removed
447	<i>Pittosporum undulatum</i>	15 @ base	20	P	P	Y	P	1	

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
448	<i>Quercus agrifolia</i>	15 @ 2.5'	35	G	G	Y	G	1	Aphids, Nice tree!
449	<i>Olea europaea</i>	17 @ 2'	30	P	P	Y	P	1	CDEB, PP, Large pruning wounds
450	<i>Eucalyptus conferruminata</i>	35 @ base	30	F-P	G	Y	F	1	H, Pruning related internal decay, 3 main stems
451	<i>Eucalyptus conferruminata</i>	17	30	F-P	G	Y	F	1	Large pruning wounds, H
452	<i>Pinus radiata</i>	25 @ 2'	35	F	P	Y	P	1	Dieback, DW, CD
453	<i>Pinus radiata</i>	17	40	F	P	Y	P	1	Dieback, DW
454	<i>Pinus halepensis</i>	22	40	F	G	Y	G	1	CD top, Slight lean
455	<i>Pinus radiata</i>	17	25	F	P	Y	P	1	Dieback
456	<i>Olea europaea</i>	19.5 @ base	25	P	P	Y	P	1	Large pruning wounds, Dieback
457	<i>Pinus halepensis</i>	29 @ 2'	45	G	G	Y	G	1	CD
458	<i>Pinus halepensis</i>	16.5	30	F	F-G	Y	F	1	Crowded, DW
459	<i>Pinus halepensis</i>	15	30	F-P	G	Y	F	1	Significant lean, Large pruning wounds, Crowded
460	<i>Pinus halepensis</i>	22	30	F	G	Y	G	1	Old tag #555, CD, Lean, Large pruning wound
461	<i>Pinus halepensis</i>	14.5	25	F	G	N	F		Old tag #556, Lean
462	<i>Pinus halepensis</i>	26.5	25	F-P	G	Y	G	1	CD, Lean
463	<i>Pinus halepensis</i>	16	25	F	F	Y	F	1	Large pruning wounds, Crowded, Significant lean
464	<i>Pinus halepensis</i>	28.5 @ base	45	F-G	G	Y	G	1	Large pruning wound, Nice tree
465	<i>Pinus halepensis</i>	19	20	P	P	Y	P	1	H for high voltage power lines
466	<i>Pinus halepensis</i>	16	20	P	P	Y	P	1	H for high voltage power lines
467	<i>Pinus halepensis</i>	20	35	P	F-P	Y	P	1	Lean, H for high voltage power lines
468	<i>Pinus halepensis</i>	20	30	P	F	Y	P	1	Lean, Dieback, H for high voltage power lines
469	<i>Pinus halepensis</i>	9	25	F-P	F	N	P		Significant lean, Dieback, H for high voltage power lines
470	<i>Platanus x hispanica</i>	8.5	35	F-G	F-G	N	G		Anthracoze, CD, High voltage power lines
471	<i>Pinus radiata</i>	10	30	P	F-P	N	P		
472	<i>Pinus radiata</i>	11	30	F	F-P	N	P		

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
473	<i>Pinus radiata</i>	10	25	P	F	N	P		Lean
474	<i>Pinus radiata</i>	7	30	F	F	N	F		Lean, DW
475	<i>Pinus radiata</i>	12	40	F	F	N	F		DW
476	<i>Pinus radiata</i>	6	25	F	F	N	F-P		
477	<i>Prunus cerasifera</i>	6	15	F-G	F-G	N	F		CD
478	<i>Platanus x hispanica</i>	5.5	20	F	F-P	N	F-P		Large pruning wounds
479	<i>Pinus radiata</i>	12.5	40	G	F-G	N	F		Lean
480	<i>Pinus radiata</i>	12.5	40	G	F-G	N	F		Lean
481	<i>Pinus radiata</i>	14	40	G	F	N	F		
482	<i>Platanus x hispanica</i>	5.5	25	P	P	N	P		Under pine canopy
483	<i>Platanus x hispanica</i>	6.5	25	F-P	P	N	P		Lean
484	<i>Pinus radiata</i>	14	40	F	F	N	F		Multi top
485	<i>Myoporum laetum</i>	17 @ base	15	P	P-D	Y	P	1	6 main stems, Thrips, Almost dead
486	<i>Pinus radiata</i>	10	40	F	F	N	F		DW
487	<i>Myoporum laetum</i>	13	20	P	P	N	P		Thrips, CD
488	<i>Myoporum laetum</i>	14	20	P	P	N	P		CD, Thrips
489	<i>Myoporum laetum</i>	5.5	20	P	P	N	P		Thrips
490	<i>Myoporum laetum</i>	12	25	P	P	N	P		Thrips
491	<i>Myoporum laetum</i>	5.5	25	P	P	N	P		Thrips
492	<i>Myoporum laetum</i>	4	10	P	P	N	P		Thrips, H
493	<i>Pinus halepensis</i>	13	30	F-P	G	N	F-P		Significant lean, CD top
494	<i>Pinus radiata</i>	11	40	F-G	F	N	F		
495	<i>Pinus halepensis</i>	15	30	F	G	Y	F	1	Significant lean, CD top
496	<i>Platanus x hispanica</i>	7	25	F	P	N	P		Large pruning wounds
497	<i>Pinus radiata</i>	12	40	F-G	F	N	F		
498	<i>Pinus radiata</i>	11	40	F	F-P	N	F-P		
499	<i>Pinus halepensis</i>	10	20	P	F	N	P		Significant lean
500	<i>Pinus radiata</i>	12.5	40	F-G	F	N	F		
501	<i>Platanus x hispanica</i>	6	20	G	P	N	P		
502	<i>Pinus halepensis</i>	17	40	F-G	G	Y	G	1	Lean
503	<i>Platanus x hispanica</i>	6.5	20	P	P	N	P		
504	<i>Pinus radiata</i>	17.5	40	F	F-G	Y	F	1	Lean, DW
505	<i>Pinus radiata</i>	11	25	P	F	N	P		In canopy, Crowded, CDEB
506	<i>Pinus radiata</i>	14	40	F	F-G	N	F		Lean
507	<i>Pinus radiata</i>	17	40	G	F	Y	F	1	



Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
508	<i>Eucalyptus conferruminata</i>	9.5	25	F	G	N	F-P		Lean over parking lot, Vehicle damage
509	<i>Platanus x hispanica</i>	6	25	P	P	N	P		
510	<i>Myoporum laetum</i>	25.5 @ 1.5'	25	P	P-D	Y	P	1	Almost dead
511	<i>Pinus radiata</i>	14	45	F	F	N	F		
512	<i>Pinus radiata</i>	26	50	F	F-P	Y	P	1	Top dead
513	<i>Myoporum laetum</i>	11.5 @ 2'	20	P	P	N	P		Old tag #573, CD, Thrips
514	<i>Pinus radiata</i>	17	25	F	F	Y	P	1	Old tag #574, Lean, H for high voltage power lines
515	<i>Myoporum laetum</i>	12	25	P	P	N	P		Thrips, Lean, High voltage power lines
516	<i>Pinus radiata</i>	15	25	F-P	P	Y	P	1	Large pruning wounds, CD, High voltage power lines
517	<i>Pinus radiata</i>	30	60	G	F-P	Y	F	1	Old tag #70, Pine pitch canker, DW
518	<i>Olea europaea</i>	23 @ base	25	F-G	G	Y	F-G	1	CD, Large pruning wounds
519	<i>Pinus radiata</i>	23.5	35	F	F-G	Y	F	1	Large lateral branch, EWR, PP, DW
520	<i>Pinus radiata</i>	21	40	F-G	F	Y	F	1	Old tag #113, DW
521	<i>Pinus radiata</i>	21.5	40	F-G	F	Y	F	1	DW, Lean
522	<i>Pinus radiata</i>	18.5	35	F-P	P	Y	P	1	Top dead
523	<i>Pinus radiata</i>	16	35	F-P	F-P	Y	F-P	1	CD top, Pine pitch canker
524	<i>Pinus radiata</i>	20	40	F	F	Y	F	1	Lean, One sided foliage
525	<i>Pinus radiata</i>	15	25	P	P	Y	P	1	Old tag #116, Dieback, PP
526	<i>Pinus radiata</i>	15	30	F	F-P	Y	F-P	1	PP, Lean
527	<i>Pinus radiata</i>	18.5	45	P	F-P	Y	P	1	Sparse foliage, PP, H
528	<i>Pinus halepensis</i>	22.5	30	G	G	Y	G	1	Nice tree, Lean, CD
529	<i>Olea europaea</i>	16 @ 2'	30	F-G	P	Y	P	1	CD, Tip dieback
530	<i>Olea europaea</i>	19 @ base	25	P	P	Y	P	1	Recent mainstem breakout, CD
531	<i>Olea europaea</i>	22 @ base	30	P	F	Y	F	1	Tip dieback, CDEB
532	<i>Olea europaea</i>	31.5	25	F	F-P	Y	G	1	3 main stems, Large pruning wounds

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
533	<i>Olea europaea</i>	22 @ 2'	30	G	F-G	Y	G	1	CD, PP
534	<i>Olea europaea</i>	26 @ 1'	30	F-G	F-G	Y	G	1	CD, PP
535	<i>Olea europaea</i>	22 @ 2'	30	F-G	F-G	Y	G	1	CD, PP
536	<i>Olea europaea</i>	22 @ 2'	25	F	F	Y	F-G	1	CD, PP, Tip dieback
537	<i>Myoporum laetum</i>	5 @ base	25	P	P	N	P		4 main stems, Thrips
538	<i>Myoporum laetum</i>	27 @ base	25	P	P	Y	P	1	Rhamnus, 5 main stems, Thrips
539	<i>Myoporum laetum</i>	15.5 @ base	25	P	P	Y	P	1	Rhamnus, Multi, Thrips
540	<i>Myoporum laetum</i>	20 @ base	30	P	P	Y	P	1	Thrips, Multi
541	<i>Myoporum laetum</i>	17 @ base	30	P	P	Y	P	1	7 main stems, Thrips
542	<i>Myoporum laetum</i>	28 @ base	25	P	P	Y	P	1	5 main stems, Thrips
543	<i>Myoporum laetum</i>	32 @ base	25	P	P	Y	P	1	CD, Multi, Thrips
544	<i>Myoporum laetum</i>	22 @ base	25	P	P	Y	P	1	Thrips, Multi
545	<i>Myoporum laetum</i>	44 @ base	25	P	P	Y	P	1	3 main stems, Thrips
546	<i>Myoporum laetum</i>	30 @ base	25	P	P	Y	P	1	4 main stems, Thrips
547	<i>Myoporum laetum</i>	21 @ base	25	P	P	Y	P	1	CD, Thrips
548	<i>Myoporum laetum</i>	17 @ base	25	P	P	Y	P	1	4 main stems, Thrips
549	<i>Myoporum laetum</i>	21.5 @ base	25	P	P	Y	P	1	5 main stems, Thrips
550	<i>Myoporum laetum</i>	26.5 @ base	25	P	P	Y	P	1	5 main stems, Thrips
551	<i>Pinus radiata</i>	31	35	F-G	F-P	Y	F-P	1	Old tag #99, Lean, Surface roots, Sparse foliage
552	<i>Pinus radiata</i>	33	40	F-G	F	Y	F	1	Old tag #100, Lean, Surface roots, PP

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
553	<i>Olea europaea</i>	23 @ base	20	P	P	Y	P	1	3 main stems, H, PP
554	<i>Olea europaea</i>	19.5 @ 2'	20	P	P	Y	P	1	CD, PP, H
555	<i>Olea europaea</i>	15 @ 2'	25	F-P	F-P	Y	F-P	1	PP, H
556	<i>Olea europaea</i>	20.5 @ base	25	F	F	Y	F	1	CD
557	<i>Olea europaea</i>	24 @ base	25	F	F-G	Y	F-G	1	Lean, 3 main stems
558	<i>Olea europaea</i>	19.5 @ 2'	25	F	F-G	Y	F-G	1	Large pruning wounds, CD
559	<i>Olea europaea</i>	20.5 @ 2'	25	F	F-P	Y	F	1	Sparse foliage, CD
560	<i>Olea europaea</i>	22 @ 1'	25	F	F-G	Y	F-G	1	Crossing branches
561	<i>Olea europaea</i>	24.5 @ base	20	F	F	Y	F	1	Internal decay, PP, Tip dieback
562	<i>Olea europaea</i>	14 @ 2'	20	P	P	N	P	1	H, Tip dieback
563	<i>Olea europaea</i>	17.5 @ 1'	25	F	P	Y	F-P	1	H, Tip dieback
564	<i>Pyrus calleryana</i>	16	30	P	G	Y	P	1	Old tag #137, CDEB
565	<i>Pyrus calleryana</i>	18	30	P	G	Y	P	1	Old tag #140, Girdling root?, CDEB
566	<i>Pyrus calleryana</i>	6.5	20	P	P	N	P		Old tag #141, PP, CDEB
567	<i>Pyrus calleryana</i>	8	20	P	P	N	P		Old tag #136, Dieback
568	<i>Pyrus calleryana</i>	11.5	25	P	F-P	N	P		CDEB, Dieback
569	<i>Pyrus calleryana</i>	10.5	25	F-P	F-P	N	P		CD, Dieback
570	<i>Pyrus calleryana</i>	11	25	P	F-P	N	P		Old tag #143, Large pruning wounds, CDEB
571	<i>Pyrus calleryana</i>	10.5	25	F-P	F-P	N	P		Old tag #134, CD, Multi, Dieback, PP
572	<i>Pyrus calleryana</i>	10	25	P	F-P	N	P		CDEB
573	<i>Pyrus calleryana</i>	12	25	P	F-P	N	P		Old tag #144, CDEB
574	<i>Olea europaea</i>	16 @ 2'	20	F-P	F-P	Y	P	1	H
575	<i>Olea europaea</i>	19 @ base	20	F	F-P	Y	F-P	1	H
576	<i>Eucalyptus conferruminata</i>	30 @ base	30	F-P	F-G	Y	F	1	PP, H, CD

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
577	<i>Eucalyptus conferruminata</i>	13	30	F-P	F-G	N	F		PP, H, CD
578	<i>Eucalyptus conferruminata</i>	19.5 @ base	30	P	F-G	Y	F	1	PP, CDEB
579	<i>Schinus terebinthifolius</i>	14	20	F	F-G	N	F		Old tag #201, Lean, Multi, PP, Flush cuts
580	<i>Schinus terebinthifolius</i>	14	30	F	F	N	F		Old tag #200, CD, Sparse/off color foliage
581	<i>Schinus terebinthifolius</i>	16.5	25	F	F	Y	F	1	Old tag #199, PP, Sparse foliage, Lean
582	<i>Schinus terebinthifolius</i>	15	20	F	F-G	Y	F	1	Lean, CD, PP, Off color foliage
583	<i>Gleditsia triacanthos inermis</i>	8	25	F	F-P	N	F-P		Old tag #197, PP, CD, Dieback
584	<i>Gleditsia triacanthos inermis</i>	8	25	F	F-P	N	F-P		Old tag #196, CD, Dieback
585	<i>Schinus terebinthifolius</i>	15	20	F-G	F	Y	F	1	Old tag #202, Tip dieback, PP
586	<i>Schinus terebinthifolius</i>	15	-	-	D	Y	P	1	Dead
587	<i>Schinus terebinthifolius</i>	10.5	15	P	P	N	P		Old tag #204, PP, H
588	<i>Eucalyptus conferruminata</i>	19	25	F	G	Y	F-G	1	Old tag #164, H, CD
589	<i>Olea europaea</i>	21.5 @ base	25	F	F	Y	F	1	H, Sparse foliage
590	<i>Eucalyptus conferruminata</i>	20 @ 2'	25	F	G	Y	F	1	Lean, CD, PP, One lateral branch w internal decay
591	<i>Pinus thunbergiana</i>	12.5	30	F	F	N	P		Old tag #205, No soil volume, Dieback, Sparse foliage
592	<i>Pittosporum tobira</i>	10.5 @ base	10	P	F	N	P		CD, Breakout, Internal decay
593	<i>Olea europaea</i>	18 @ base	25	F	F	Y	F	1	Internal decay, CDEB, H, 3 main stems
594	<i>Olea europaea</i>	20 @ base	30	F	F	Y	F	1	Old tag #206, Large pruning wounds, CD, H
595	<i>Pinus radiata</i>	20.5	35	F	F-P	Y	P	1	Old tag #207, CD, Pine pitch canker
596	<i>Pinus radiata</i>	17.5	30	F	P	Y	P	1	Pine pitch canker
597	<i>Pittosporum tobira</i>	5.5 @ base	15	F	F	N	P		Lean, CD
598	<i>Pittosporum tobira</i>	6.5 @ base	10	P	P	N	P		CDEB, Dieback
599	<i>Pittosporum tobira</i>	12.5 @ base	10	P	P	N	P		Internal decay, CDEB, Dieback

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
600	<i>Olea europaea</i>	23 @ base	20	F	F-G	Y	F-G	1	Old tag @215, H, CD, PP
601	<i>Olea europaea</i>	21 @ base	30	F	F-G	Y	F-G	1	Internal decay, H, CD, PP
602	<i>Olea europaea</i>	22 @ base	25	F	F-P	Y	F	1	Old tag @217, Internal decay, PP
603	<i>Olea europaea</i>	16 @ base	25	P	F-P	Y	P	1	CDEB, Large pruning wounds
604	<i>Olea europaea</i>	24 @ base	25	F	F-P	Y	F	1	Old tag #219, Internal decay, H, Dieback, 4 stems
605	<i>Olea europaea</i>	39 @ base	25	F	F-G	Y	G	1	Old tag #220, H, 4 stems
606	<i>Eucalyptus conferruminata</i>	24.5 @ 2'	25	F	F-G	Y	F	1	Old tag #222, CD, H, Strange trunk girdling
607	<i>Olea europaea</i>	19 @ base	25	F	F-G	Y	F-G	1	Old tag #221, CD, H
608	<i>Pittosporum eugenioides</i>	9 @ base	15	P	F	N	P		PP
609	<i>Pittosporum eugenioides</i>	7 @ base	10	P	P	N	P		PP, Dieback
610	<i>Pittosporum eugenioides</i>	10 @ base	-	-	D	N	P		Dead
611	<i>Pittosporum eugenioides</i>	7 @ base	10	P	P-D	N	P		H, Almost dead
612	<i>Olea europaea</i>	30 @ base	20	F	F-G	Y	F-G	1	Old tag #223, CDEB, Large pruning wounds, Trunk dieback
613	<i>Olea europaea</i>	20.5 @ base	25	F	F	Y	F	1	Old tag #225, PP, Large pruning wounds,
614	<i>Olea europaea</i>	23 @ 1'	25	F	P	Y	F-P	1	Old tag #224, Multi, Large pruning wounds
615	<i>Olea europaea</i>	20 @ base	25	F-P	F-P	Y	F-P	1	Internal decay, Some tip dieback
616	<i>Pyrus calleryana</i>	7.5	15	P	P	N	P		Old tag #228, Large pruning wounds, Fireblight, CDEB
617	<i>Pyrus calleryana</i>	8	20	P	P	N	P		Old tag #231, Dieback, Fireblight, CDEB



Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
618	<i>Pyrus calleryana</i>	7.5	20	P	P	N	P		Old tag #241, cable, PP, Lean, CDEB
619	<i>Pyrus calleryana</i>	5	20	P	F-P	N	P		Old tag #242, Cable, Lean
620	<i>Pyrus calleryana</i>	6	20	P	P	N	P		Old tag #232, Lean, CDEB
621	<i>Pyrus calleryana</i>	8	25	P	P	N	P		CDEB, Dieback, Fireblight!
622	<i>Celtis sinensis</i>	5	25	P	P-D	N	P		Old tag #227
623	<i>Celtis sinensis</i>	5.5	20	P	P-D	N	P		Old tag #230, Dieback
624	<i>Pyrus calleryana</i>	6.5	20	P	P	N	P		CDEB, PP, Dieback, Fireblight
625	<i>Pyrus calleryana</i>	6	25	P	P	N	P		Old tag #243, Cable in tree, Lean, CDEB
626	<i>Pyrus calleryana</i>	7	25	P	P	N	P		Old tag #244, CDEB, Dieback
627	<i>Pyrus calleryana</i>	10	25	P	P	N	P		Old tag #234, Lean, CDEB, Dieback
628	<i>Pyrus calleryana</i>	8.5	25	P	P	N	P		Old tag #235, Dieback, CDEB
629	<i>Pyrus calleryana</i>	7.5	30	P	P	N	P		Old tag #245, EB
630	<i>Pyrus calleryana</i>	6	25	F-P	P	N	P		Old tag #236, Dieback
631	<i>Pyrus calleryana</i>	8	30	P	P	N	P		Old tag #246, CDEB, Dieback
632	<i>Pyrus calleryana</i>	6.5	25	P	P	N	P		Old tag #247, PP, Dieback, Lean
633	<i>Pyrus calleryana</i>	7.5	25	P	P	N	P		Old tag #237, CDEB, Lean
634	<i>Pyrus calleryana</i>	6.5	20	P	P	N	P		Old tag #248, PP, Dieback, CDEB, Lean
635	<i>Pyrus calleryana</i>	7.5	25	P	P	N	P		Old tag #238, CDEB, Lean, PP, Wounds at base
636	<i>Celtis sinensis</i>	6.5	25	F	P	N	P		Old tag #240, Dieback
637	<i>Pyrus calleryana</i>	7	25	P	P	N	P		Old tag #235, CDEB, PP
638	<i>Pyrus calleryana</i>	7	25	P	P	N	P		Old tag #249, Lean, CDEB, Dieback
639	<i>Pittosporum tobira</i>	5.5 @ base	15	F	F-P	N	P		Lean, CD
640	<i>Pittosporum tobira</i>	5.5 @ base	15	F	F	N	P		CD
641	<i>Quercus agrifolia</i>	4	25	G	G	N	G		Relocate?
642	<i>Pittosporum tobira</i>	4	15	P	G	N	P		Internal decay, Hollow
643	<i>Tristaniopsis laurina</i>	7.5	25	G	F-P	N	F		Old tag #250
644	<i>Leptospermum laevigatum</i>	13.5 @ base	15	F	F	N	F		Off color, Multi

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
645	<i>Leptospermum laevigatum</i>	40 @ base	12	F	F	Y	F	1	Multi
646	<i>Leptospermum laevigatum</i>	20 @ base	15	F	F	Y	F	1	Multi
647	<i>Leptospermum laevigatum</i>	19 @ base	12	F	F	Y	F	1	Multi, Rhamnus understory
648	<i>Leptospermum laevigatum</i>	9 @ base	12	P	P	N	P		Vandalism w chain saw
649	<i>Leptospermum laevigatum</i>	20 @ base	12	F	F	Y	F	1	Multi
650	<i>Leptospermum laevigatum</i>	37 @ base	12	F	F	Y	F	1	Multi
651	<i>Leptospermum laevigatum</i>	35 @ base	12	F	F	Y	F	1	Multi
652	<i>Leptospermum laevigatum</i>	19 @ base	12	F	F	Y	F	1	Multi
653	<i>Leptospermum laevigatum</i>	15 @ base	12	F	F	Y	F	1	Multi
654	<i>Leptospermum laevigatum</i>	13 @ base	12	F	F	N	F		Multi
655	<i>Leptospermum laevigatum</i>	18.5 @ base	12	F	F	Y	F	1	Multi
656	<i>Leptospermum laevigatum</i>	18 @ base	12	F	F	Y	F	1	Multi
657	<i>Leptospermum laevigatum</i>	15 @ base	12	F	F	Y	F	1	Multi
658	<i>Leptospermum laevigatum</i>	15 @ base	12	F	F	Y	F	1	Multi
659	<i>Leptospermum laevigatum</i>	21 @ base	12	F	F	Y	F	1	Multi
660	<i>Leptospermum laevigatum</i>	17.5 @ base	12	F	F	Y	F	1	Multi
661	<i>Leptospermum laevigatum</i>	35 @ base	12	F	F	Y	F	1	Multi
662	<i>Leptospermum laevigatum</i>	23 @ base	12	F	F	Y	F	1	Multi

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
663	<i>Leptospermum laevigatum</i>	21.5 @ base	12	F	F	Y	F	1	Multi
664	<i>Leptospermum laevigatum</i>	22 @ base	12	F	F	Y	F	1	Multi
665	<i>Leptospermum laevigatum</i>	30 @ base	12	F	F	Y	F	1	Multi
666	<i>Leptospermum laevigatum</i>	15 @ base	12	F	F	Y	F	1	Multi
667	<i>Leptospermum laevigatum</i>	17 @ base	12	F	F	Y	F	1	Multi
668	<i>Leptospermum laevigatum</i>	16 @ base	12	F	F	Y	F	1	Multi
669	<i>Leptospermum laevigatum</i>	17 @ base	12	F	F	Y	F	1	Multi
670	<i>Leptospermum laevigatum</i>	6 @ base	12	F	F	N	F		Multi
671	<i>Leptospermum laevigatum</i>	20 @ base	12	F	F	Y	F	1	Multi
672	<i>Leptospermum laevigatum</i>	22 @ base	12	F	F	Y	F	1	Multi
673	<i>Leptospermum laevigatum</i>	26 @ base	12	F	F	Y	F	1	Multi
674	<i>Leptospermum laevigatum</i>	14 @ base	12	F	F	Y	F	1	Multi
675	<i>Leptospermum laevigatum</i>	21.5 @ base	12	F	F	Y	F	1	Multi
676	<i>Leptospermum laevigatum</i>	17.5 @ base	12	F	F	Y	F	1	Multi
677	<i>Leptospermum laevigatum</i>	27 @ base	12	F	F	Y	F	1	Multi
678	<i>Leptospermum laevigatum</i>	23.5 @ base	12	F	F	Y	F	1	Multi
679	<i>Leptospermum laevigatum</i>	25 @ base	12	F	F	Y	F	1	Multi
680	<i>Leptospermum laevigatum</i>	28 @ base	12	F	F	Y	F	1	Multi
681	<i>Eucalyptus conferruminata</i>	25 @ 3'	30	F	F-G	Y	F	1	CD, 1 stem removed, Nice tree

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
682	<i>Eucalyptus conferruminata</i>	30 @ base	30	F	F-G	Y	F	1	Large pruning wounds, Breakout, Nice tree
683	<i>Pyrus calleryana</i>	13	30	P	F	N	P		Old tag #253, CDEB, Dieback, Lean
684	<i>Pyrus calleryana</i>	13	35	P	F	N	P		Old tag #254, DB, CDEB, Lean
685	<i>Pyrus calleryana</i>	12	30	P	F	N	P		Old tag #255, Lean, CDEB, Dieback
686	<i>Pyrus calleryana</i>	11	30	P	F	N	P		Old tag #256, CDEB, Dieback
687	<i>Pyrus calleryana</i>	10	30	P	F	N	P		Old tag #257, CDEB
688	<i>Pyrus calleryana</i>	12	30	P	F	N	P		Old tag #258, CDEB
689	<i>Pyrus calleryana</i>	13	30	P	F	N	P		Old tag #259, CDEB
690	<i>Washingtonia robusta</i>	0' of CT	-	G	G	N	P		Seedling
691	<i>Tristaniopsis laurina</i>	5	15	F	P	N	P		CD
692	<i>Eucalyptus globulus 'Compacta'</i>	34 @ base	25	P	G	Y	P	1	Multi, H
693	<i>Eucalyptus globulus 'Compacta'</i>	30.5 @ base	25	P	F-G	Y	P	1	Tortoise shell beetle
694	<i>Prunus cerasifera</i>	13 @ base	20	F	G	N	P		Seeding, Sprouts
695	<i>Malus spp.</i>	8.5 @ base	10	F	G	N	F		CD
696	<i>Melaleuca citrina</i>	7	20	F	G	N	F		Multi
697	<i>Schinus terebinthifolius</i>	10.5	20	G	G	N	G		Lean, Nice tree
698	<i>Eucalyptus globulus 'Compacta'</i>	34	25	P	G	Y	P	1	Multi, PP, H for high voltage power lines
699	<i>Eucalyptus globulus 'Compacta'</i>	25.5	25	P	G	Y	P	1	Multi, PP, H for high voltage power lines
700	<i>Schinus terebinthifolius</i>	9	20	F	G	N	F-G		Sprouts, Crossing branches, Nice little grove
701	<i>Schinus terebinthifolius</i>	6.5	20	F	G	N	G		EB, Nice little grove
702	<i>Schinus terebinthifolius</i>	13.5	20	F-P	G	N	F-G		CD, Nice little grove
703	<i>Schinus terebinthifolius</i>	23 @ base	20	P	G	Y	F-G	1	CDEB, Nice little grove
704	<i>Eucalyptus globulus 'Compacta'</i>	46 @ base	25	F	G	Y	P	1	Multi, H for high voltage power lines

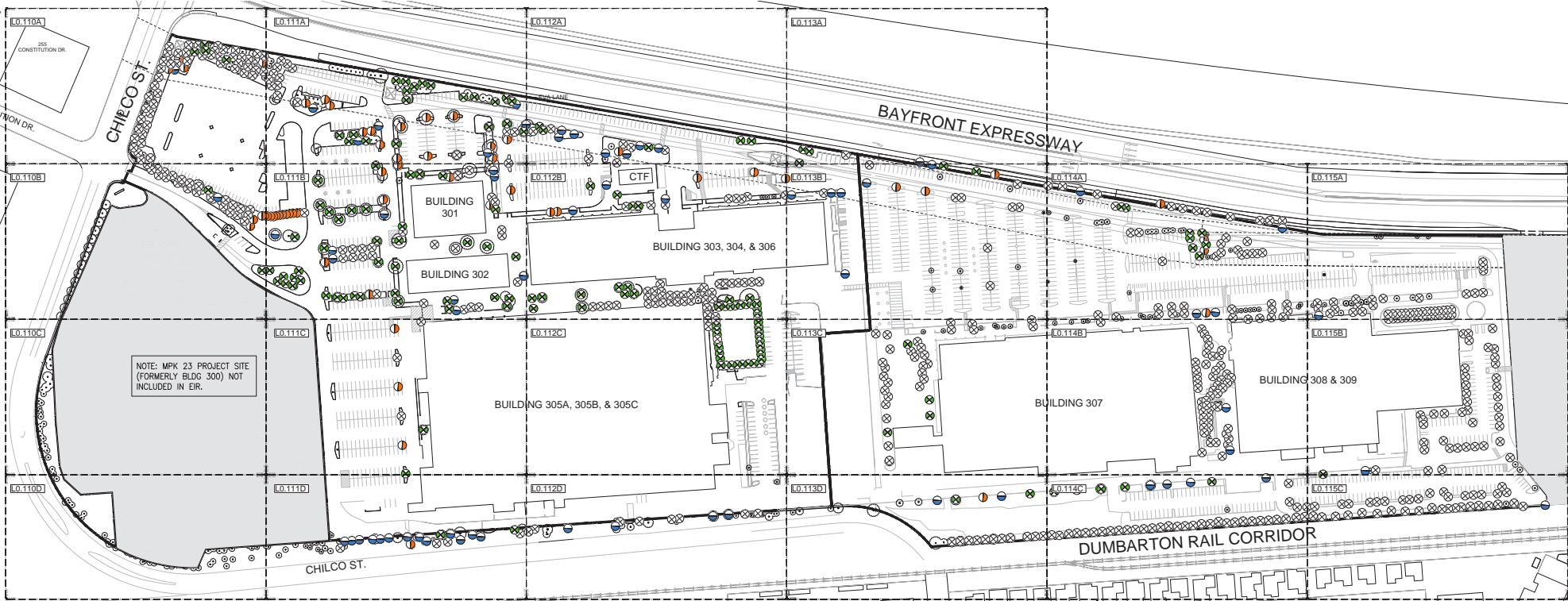
Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
705	<i>Eucalyptus globulus 'Compacta'</i>	28 @ base	20	P	F	Y	P	1	Multi, H for high voltage power lines
706	<i>Fraxinus udhei</i>	19.5 @ base	25	P	G	Y	P	1	Multi, Seedling, Growing in fence
707	<i>Eucalyptus globulus 'Compacta'</i>	40 @ base	25	P	G	Y	P	1	Multi, H for high voltage power lines
708	<i>Cedrus deodara</i>	7	25	F-P	F	N	F		One sided
709	<i>Acacia melanoxylon</i>	11	25	P	G	N	P		CDEB
710	<i>Cedrus deodara</i>	16 @ base	25	F-P	G	Y	F-P	1	Significant lean, CD
711	<i>Eucalyptus globulus 'Compacta'</i>	34	25	P	G	Y	P	1	CD, H for high voltage power lines
712	<i>Eucalyptus globulus 'Compacta'</i>	31 @ base	35	P	F-G	Y	P	1	CD, H for high voltage power lines
713	<i>Eucalyptus globulus 'Compacta'</i>	30 @ base	25	P	F-G	Y	P	1	Multi, H for high voltage power lines
714	<i>Myoporum laetum</i>	21 @ base	20	P	P-D	Y	P	1	Thrips
715	<i>Eucalyptus globulus 'Compacta'</i>	23 @ base	25	P	F-G	Y	P	1	Multi, H for high voltage power lines
716	<i>Eucalyptus globulus 'Compacta'</i>	25 @ base	20	P	F	Y	P	1	CD, H for high voltage power lines
717	<i>Eucalyptus globulus 'Compacta'</i>	23.5 @ base	25	P	G	Y	P	1	Multi, H for high voltage power lines
718	<i>Eucalyptus globulus 'Compacta'</i>	28 @ base	25	P	G	Y	P	1	Inside closed fence, CD, H for high voltage power lines
719	<i>Eucalyptus globulus 'Compacta'</i>	21 @ base	25	P	G	Y	P	1	Inside closed fence, H for high voltage power lines
720	<i>Eucalyptus globulus 'Compacta'</i>	28 @ base	25	P	G	Y	P	1	Multi, H for high voltage power lines
721	<i>Cedrus deodara</i>	8	25	G	P	N	F-P		Lean
724	<i>Olea europaea</i>	13.5 @ 2'	20	F	F	N	F	1	PP, Multi
725	<i>Olea europaea</i>	17 @ base	15	P	P	Y	P	1	H, Multi
726	<i>Olea europaea</i>	21 @ base	20	P	F	Y	F	1	Large pruning wounds, Multi
727	<i>Olea europaea</i>	11 @ 2'	20	F	F	N	F		H, Multi



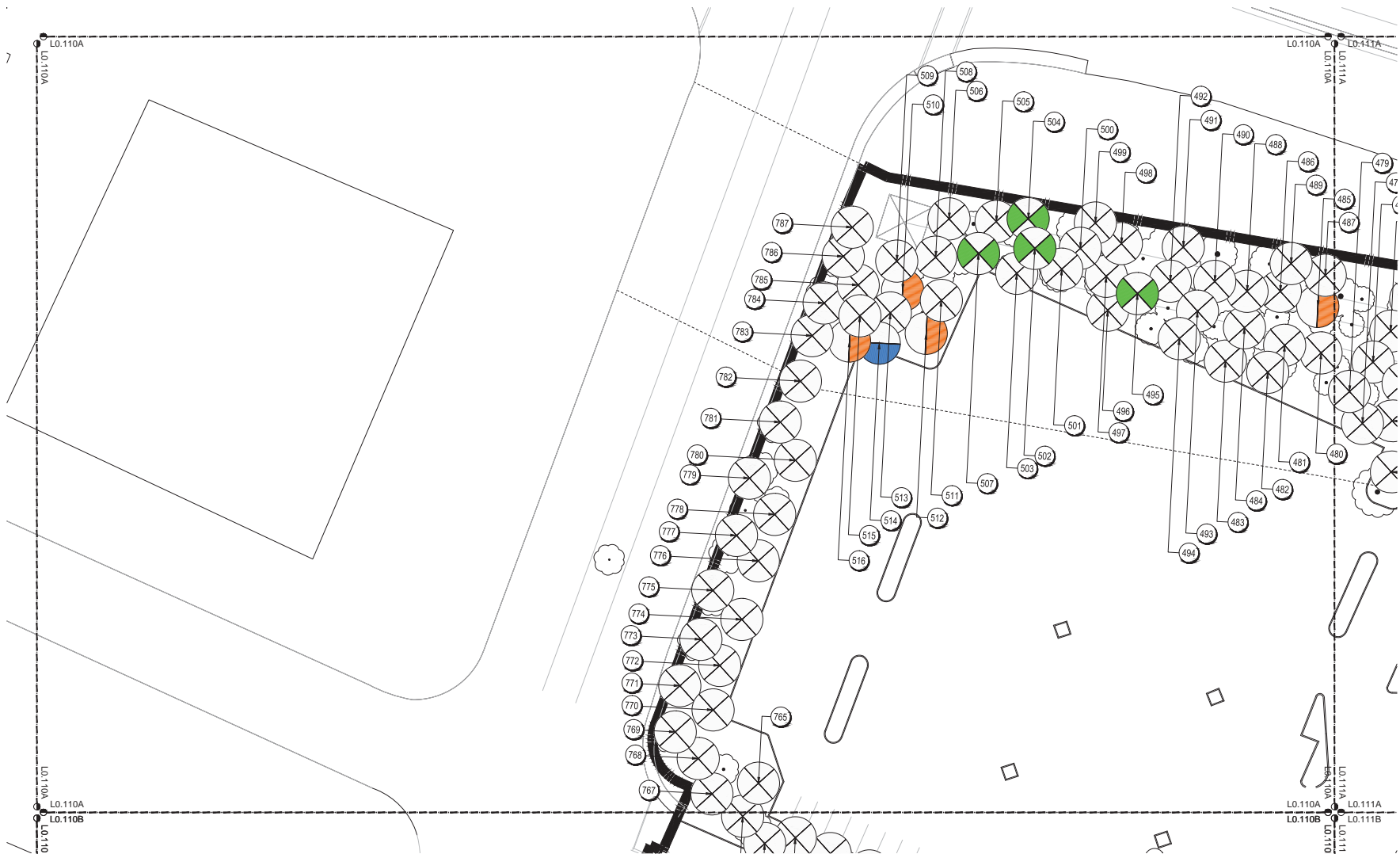
Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
728	<i>Olea europaea</i>	13.5	15	P	P	N	P	1	H, Multi
731	<i>Olea europaea</i>	14	20	P	F-P	N	F-P		Internal decay, Multi
732	<i>Olea europaea</i>	19 @ base	15	P	P	Y	P	1	Internal decay, Multi, Dieback, PP
733	<i>Olea europaea</i>	13.5 @ base	15	F	G	N	F		CD, PP
734	<i>Olea europaea</i>	21.5 @ 1'	25	F	F-P	Y	F	1	Dieback
735	<i>Olea europaea</i>	21 @ base	25	F	F	Y	F	1	Suckers, PP
736	<i>Olea europaea</i>	19	30	F	F	Y	F	1	Internal decay, Multi, CDEB
737	<i>Olea europaea</i>	17	25	F	F-G	Y	F-G	1	Multi
738	<i>Olea europaea</i>	23 @ base	25	F	F-G	Y	F-G	1	Multi
739	<i>Olea europaea</i>	19 @ base	25	F	G	Y	F-G	1	Breakout
740	<i>Myoporum laetum</i>	57.5 @ base	30	P	P	Y	P	1	Thrips, 3 main stems
741	<i>Myoporum laetum</i>	43 @ base	30	P	P	Y	P	1	Thrips, 3 main stems
742	<i>Platanus x hispanica</i>	8	35	P	P	N	P		
743	<i>Platanus x hispanica</i>	7.5	35	P	P	N	P		Old tag #68, Anthracnose
744	<i>Platanus x hispanica</i>	8	35	F	F-P	N	P		Old tag #39, Anthracnose
745	<i>Platanus x hispanica</i>	9.5	40	F	P	N	P		Old tag #66, Anthracnose
746	<i>Platanus x hispanica</i>	7	20	F	P	N	P		Old tag #65, Lean, Anthracnose
747	<i>Platanus x hispanica</i>	10	40	F	P	N	P		Old tag #64, Lean
748	<i>Platanus x hispanica</i>	3.5	10	P	P	N	P		Old tag #63, Anthracnose
749	<i>Platanus x hispanica</i>	10.5	40	F-G	P	N	P		Old tag #62, Lean, Anthracnose
750	<i>Platanus x hispanica</i>	12.5	40	F-G	F-P	N	P		Old tag #61, Anthracnose
751	<i>Platanus x hispanica</i>	16.5	50	F-G	F-P	Y	<del>F</del>	<u>1</u>	Old tag #60, Anthracnose
752	<i>Platanus x hispanica</i>	6.5	30	P	P	N	P		Old tag #59, Breakout, Anthracnose
753	<i>Platanus x hispanica</i>	5	30	P	P	N	P		Old tag #58, Anthracnose
754	<i>Platanus x hispanica</i>	7	25	F	P	N	P		Old tag #57, Anthracnose
755	<i>Platanus x hispanica</i>	6	30	F-P	P	N	P		Old tag #56, Anthracnose

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
756	<i>Platanus x hispanica</i>	7	30	F	F-P	N	P		Old tag #55, Anthracnose
757	<i>Platanus x hispanica</i>	4.5	25	P	P	N	P		Old tag #54, Anthracnose
758	<i>Platanus x hispanica</i>	7.5	30	F	F-P	N	P		Old tag #53, Lean, Anthracnose
759	<i>Platanus x hispanica</i>	5	20	F	F-P	N	P		Old tag #52, Lean, Anthracnose
760	<i>Platanus x hispanica</i>	7	25	F	F	N	P		Old tag #51, Anthracnose
761	<i>Platanus x hispanica</i>	7.5	25	F	F	N	P		Old tag #50, Anthracnose
762	<i>Platanus x hispanica</i>	6	25	F	F-P	N	P		Old tag #49, Anthracnose
763	<i>Platanus x hispanica</i>	5	15	F	F-P	N	P		Old tag #48, Anthracnose
764	<i>Platanus x hispanica</i>	6	25	F	F	N	F		Old tag #47, Anthracnose
765	<i>Platanus x hispanica</i>	8	30	G	F	N	F-G		Old tag #46, Anthracnose
766	<i>Prunus cerasifera</i>	11.5	20	P	F-P	N	P		Old tag #22, Internal decay!, Multi, Dieback
767	<i>Prunus cerasifera</i>	9.5	20	P	G	N	P		Old tag #21, Internal decay!, Multi
768	<i>Prunus cerasifera</i>	10	15	P	F-P	N	P		Old tag #20, Internal decay, Multi
769	<i>Platanus x hispanica</i>	9.5	20	F	G	N	F		Old tag #11, Surface roots, H
770	<i>Platanus x hispanica</i>	8	10	P	G	N	P		Old tag #19, Surface roots, H
771	<i>Platanus x hispanica</i>	8.5	20	F	F	N	F		Old tag #10, Surface roots, H
772	<i>Platanus x hispanica</i>	9.5	10	P	G	N	P		Old tag #18, Surface roots, H
773	<i>Platanus x hispanica</i>	8.5	20	F	F	N	F		Old tag #9, Surface roots
774	<i>Platanus x hispanica</i>	9.5	10	P	G	N	P		Old tag #17, Surface roots
775	<i>Platanus x hispanica</i>	10.5	20	F	F	N	F		Old tag #8, Surface roots
776	<i>Platanus x hispanica</i>	9	10	P	G	N	P		Old tag #16, H, Surface roots
777	<i>Platanus x hispanica</i>	10.5	20	F	F	N	F		Old tag #7, Surface roots
778	<i>Platanus x hispanica</i>	9	10	P	G	N	P		Old tag #15, H, Surface roots
779	<i>Platanus x hispanica</i>	6	20	F	F	N	F		Surface roots
780	<i>Platanus x hispanica</i>	8	15	P	G	N	P		Surface roots
781	<i>Platanus x hispanica</i>	9	25	G	F	N	F-G		Surface roots
782	<i>Platanus x hispanica</i>	11.5	25	G	F	N	F-G		Old tag #4
783	<i>Platanus x hispanica</i>	8.5	25	G	F	N	F-G		Old tag #3
784	<i>Platanus x hispanica</i>	7.5	25	G	F	N	F-G		Old tag #2
785	<i>Platanus x hispanica</i>	8.5	15	P	G	N	P		Old tag #13, Internal decay, Headed
786	<i>Platanus x hispanica</i>	11	25	G	F	N	F-G		Old tag #5

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
787	<i>Platanus x hispanica</i>	10	30	F	P	N	F		Old tag #14, Anthracnose



BLDG's 301-309 (Total Site Summary)				
Tree Removal & Replacement: HERITAGE				
REMOVAL TOTALS	SYM.	DESCRIPTION	REPLACEMENT VALUE	REPLACEMENT TOTALS
149		Heritage tree with GOOD health	2:1	298
66		Heritage tree with FAIR-POOR health	1:1	66
59		Heritage tree with POOR-DEAD health	1:1	59
274 TOTAL				423
Tree Removal: NON-HERITAGE				
REMOVAL TOTALS	SYM.	DESCRIPTION	REPLACEMENT VALUE	REPLACEMENT TOTALS
496		Non-heritage tree	NA	NA
Trees to Remain: HERITAGE & NON-HERITAGE				
TOTALS	SYM.	DESCRIPTION		
0		Heritage tree		
0		Non-Heritage tree		
0 TOTAL				



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PROJECT NUMBER  
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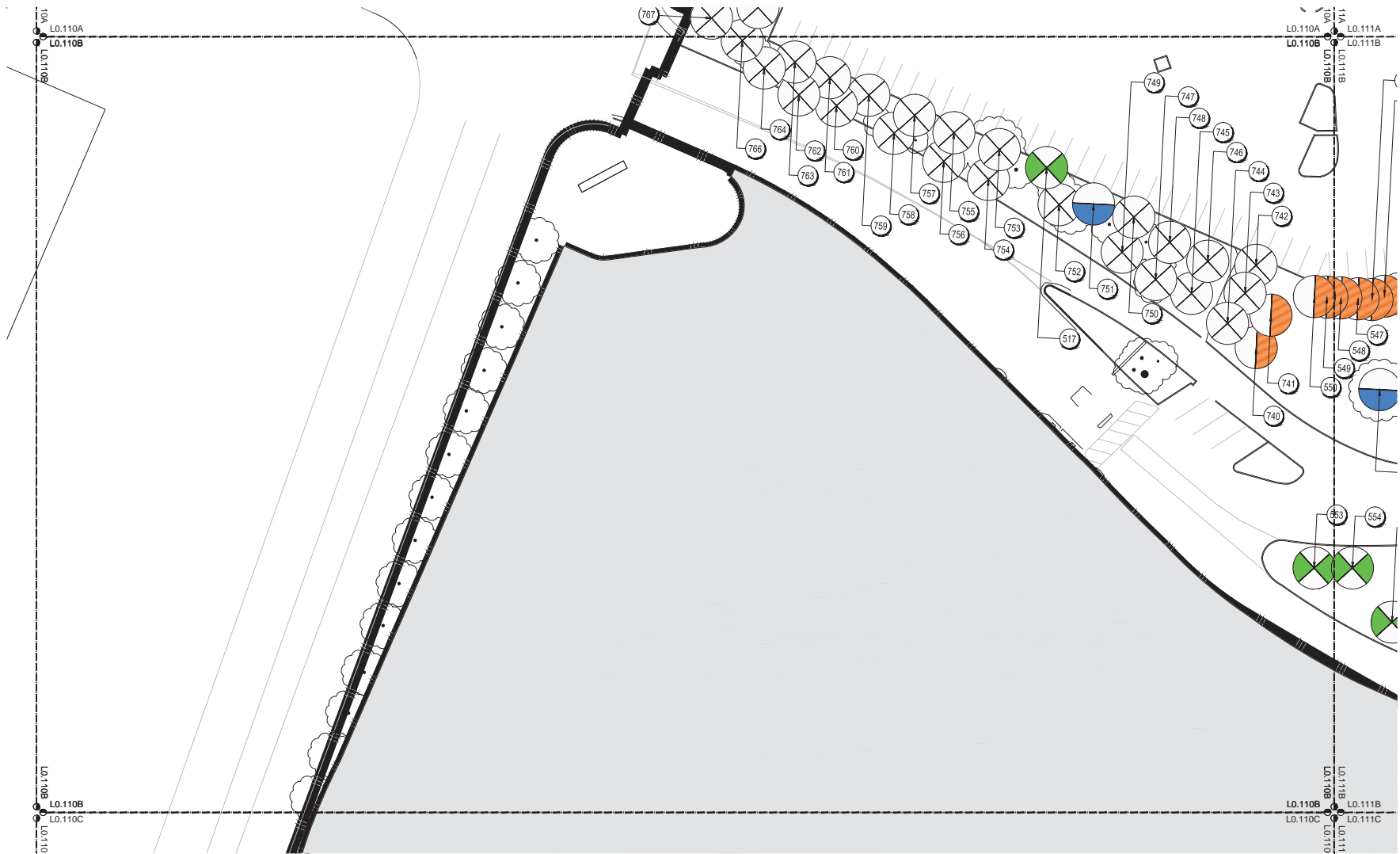
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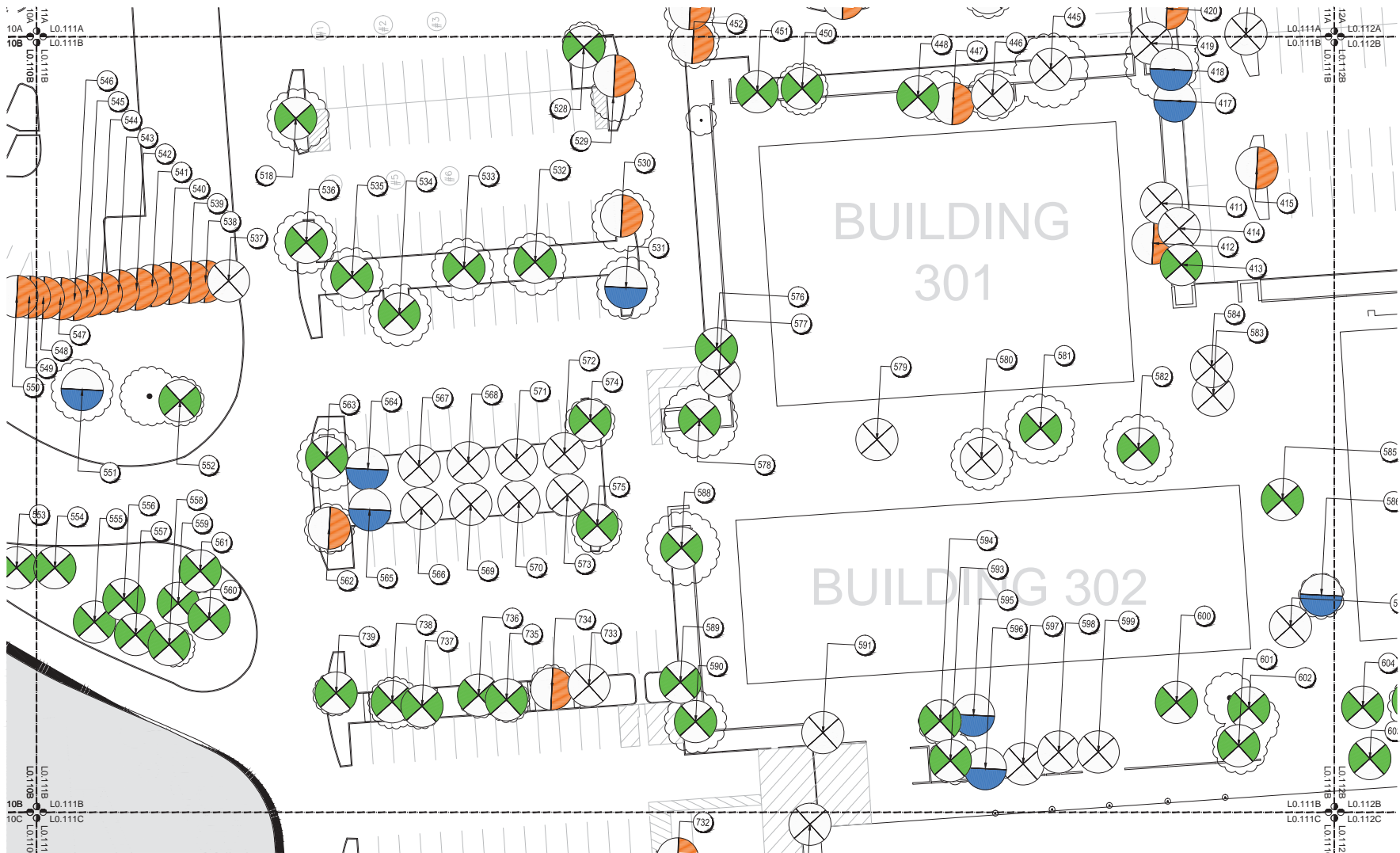
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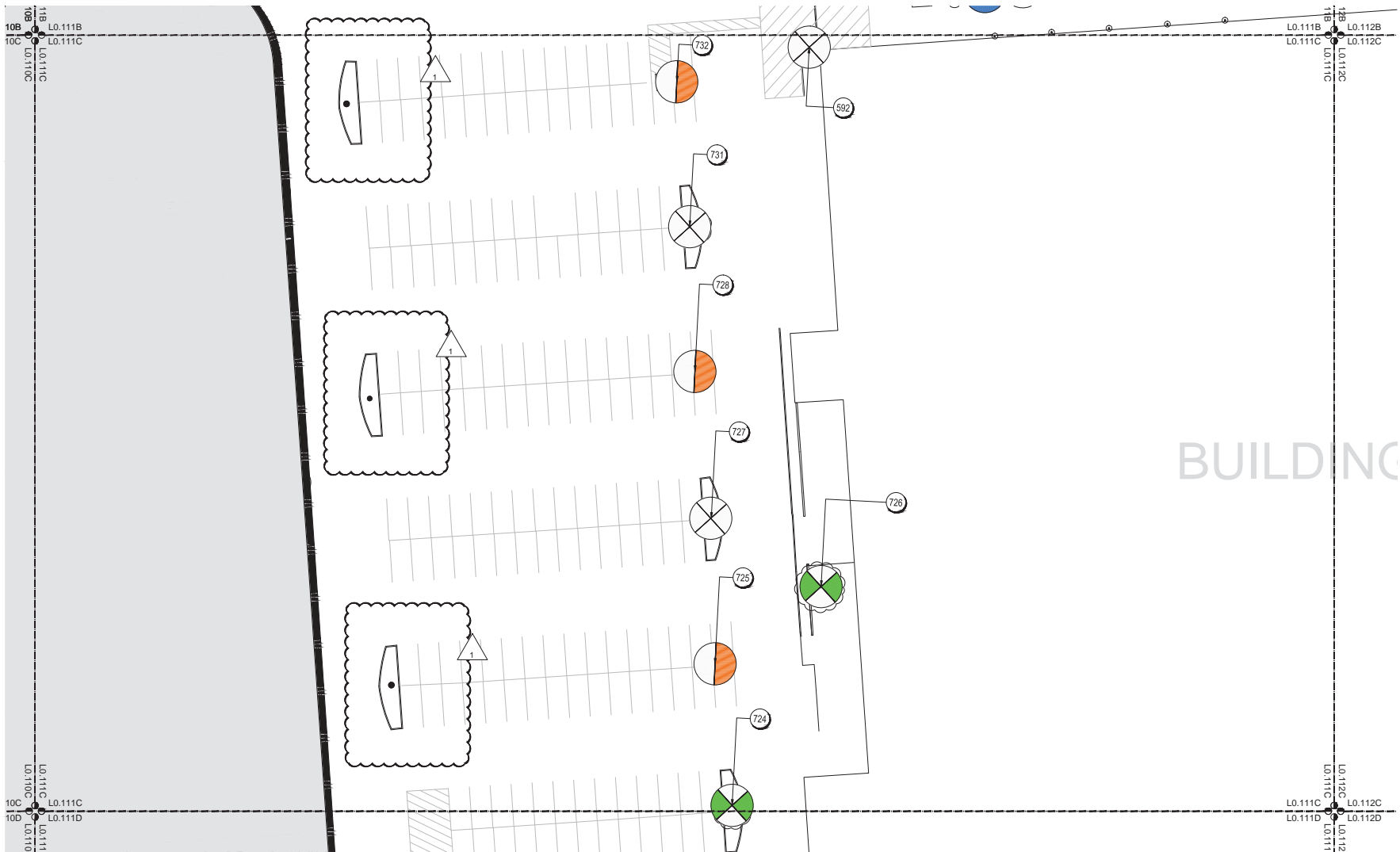
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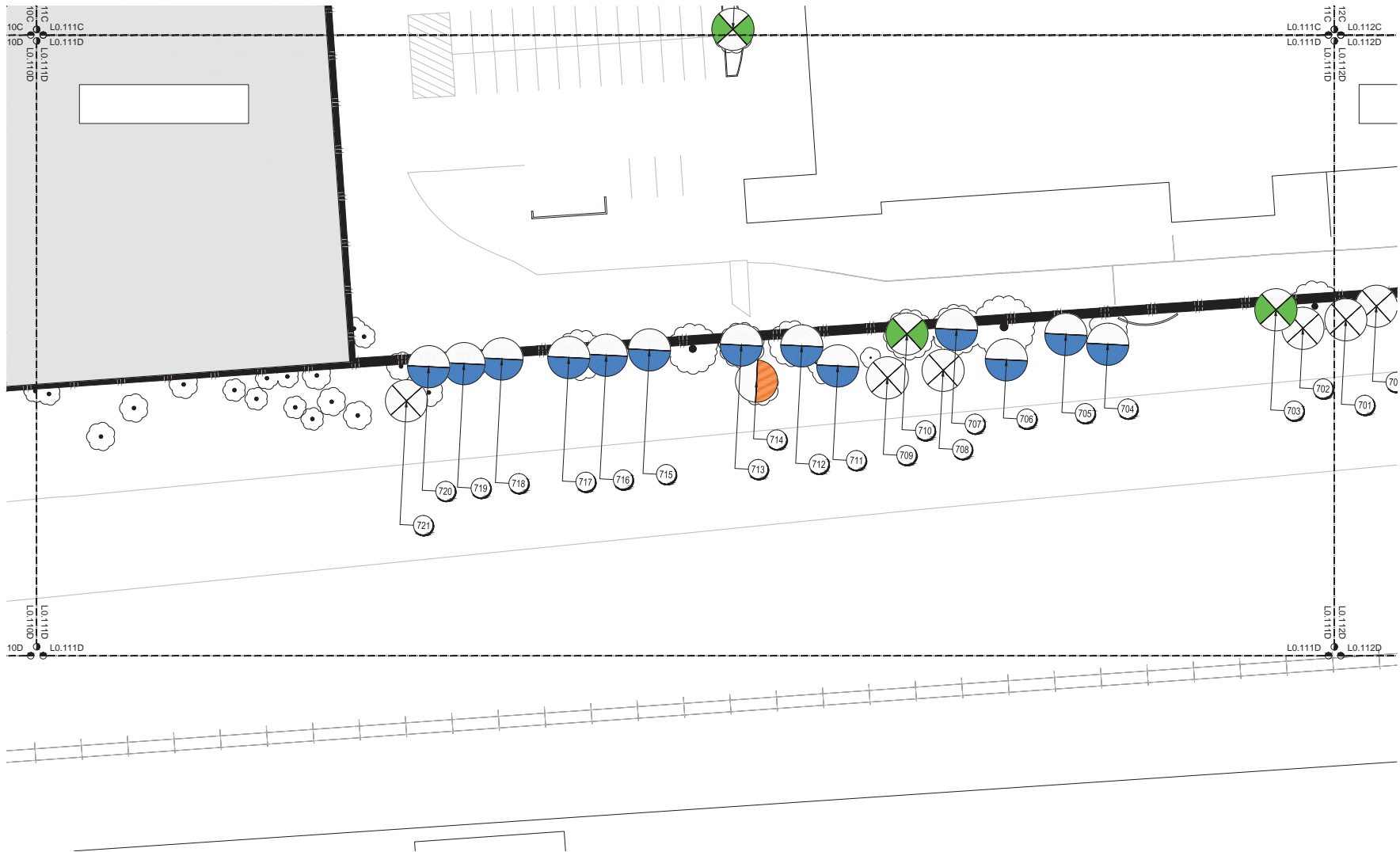
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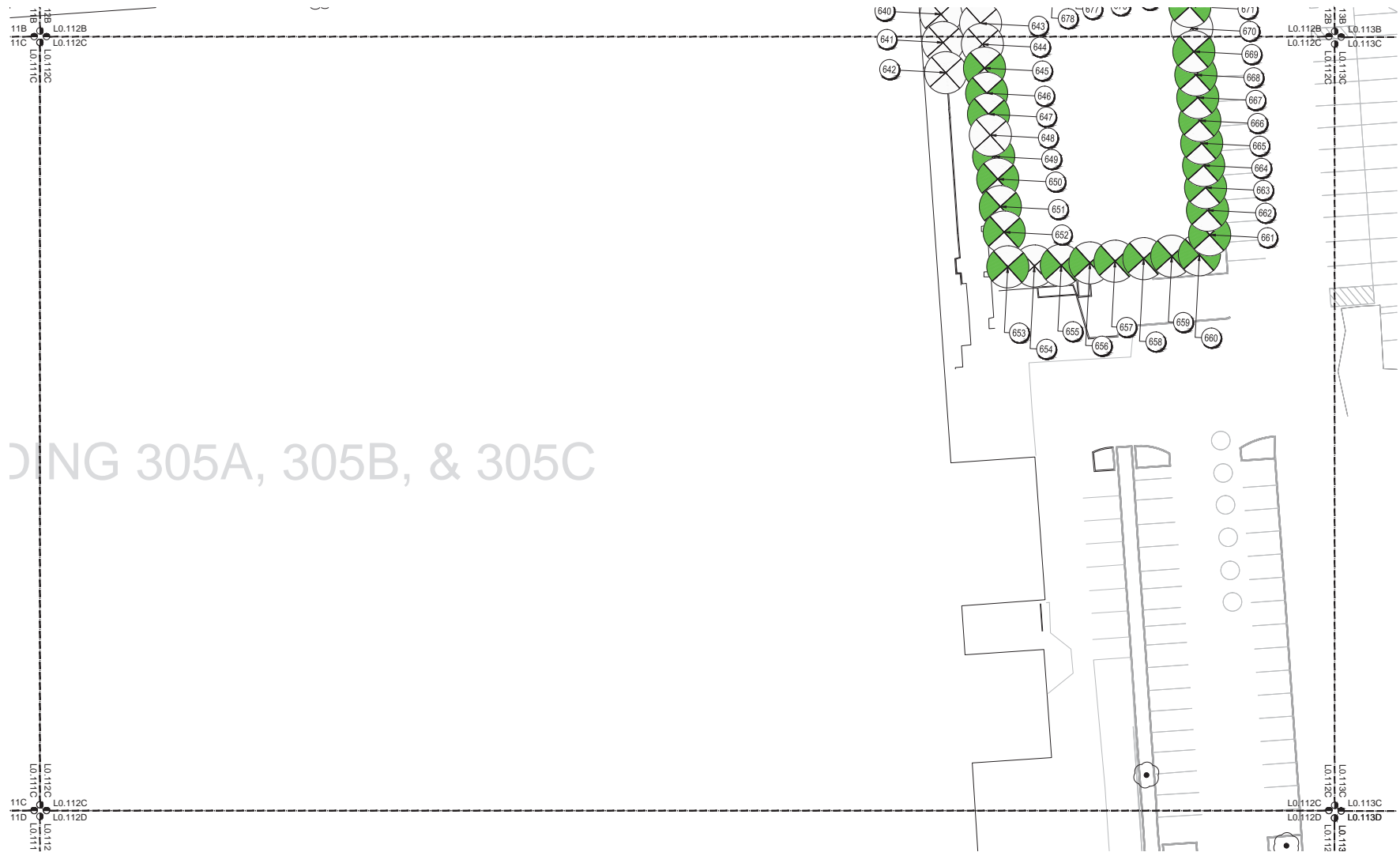
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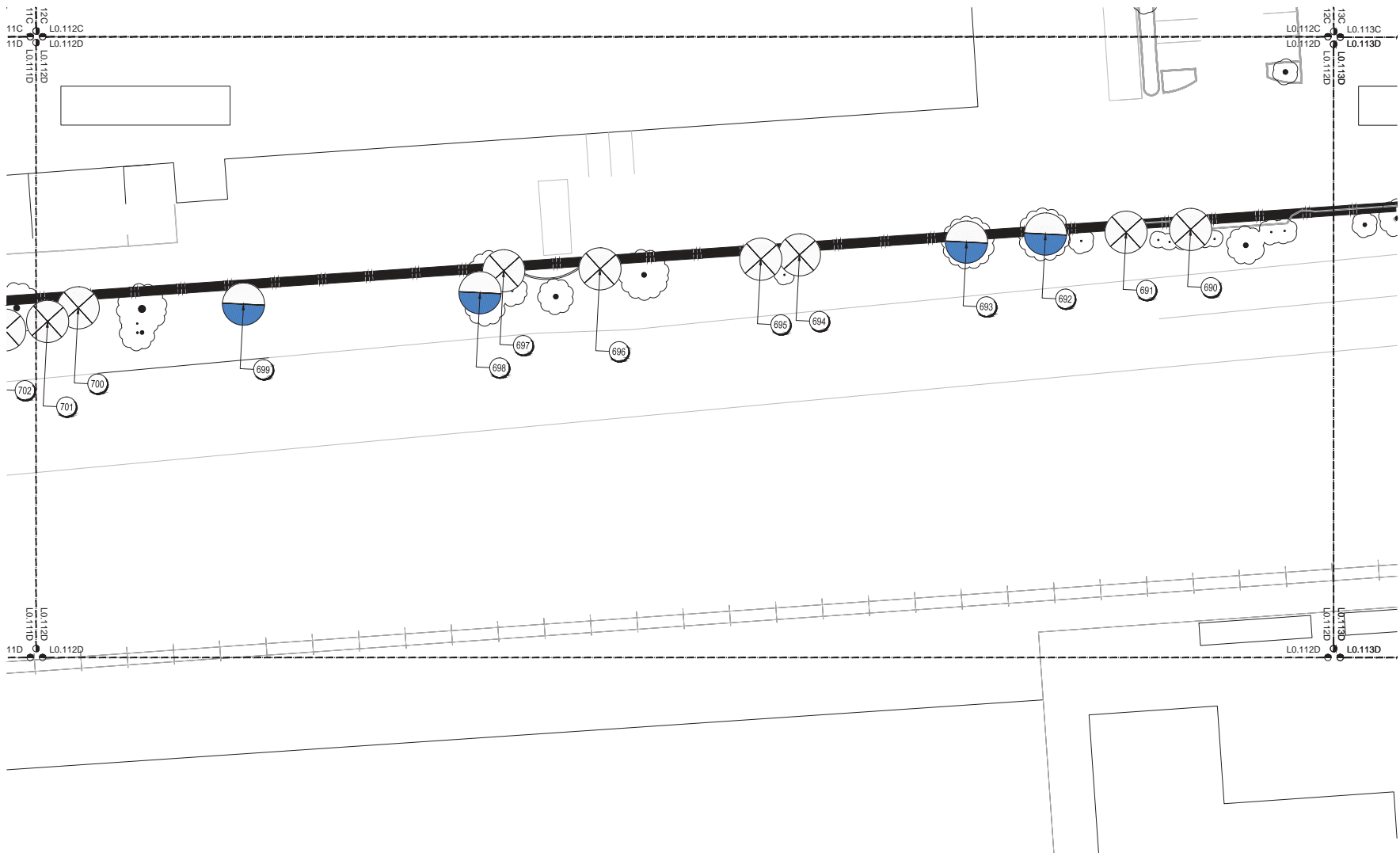
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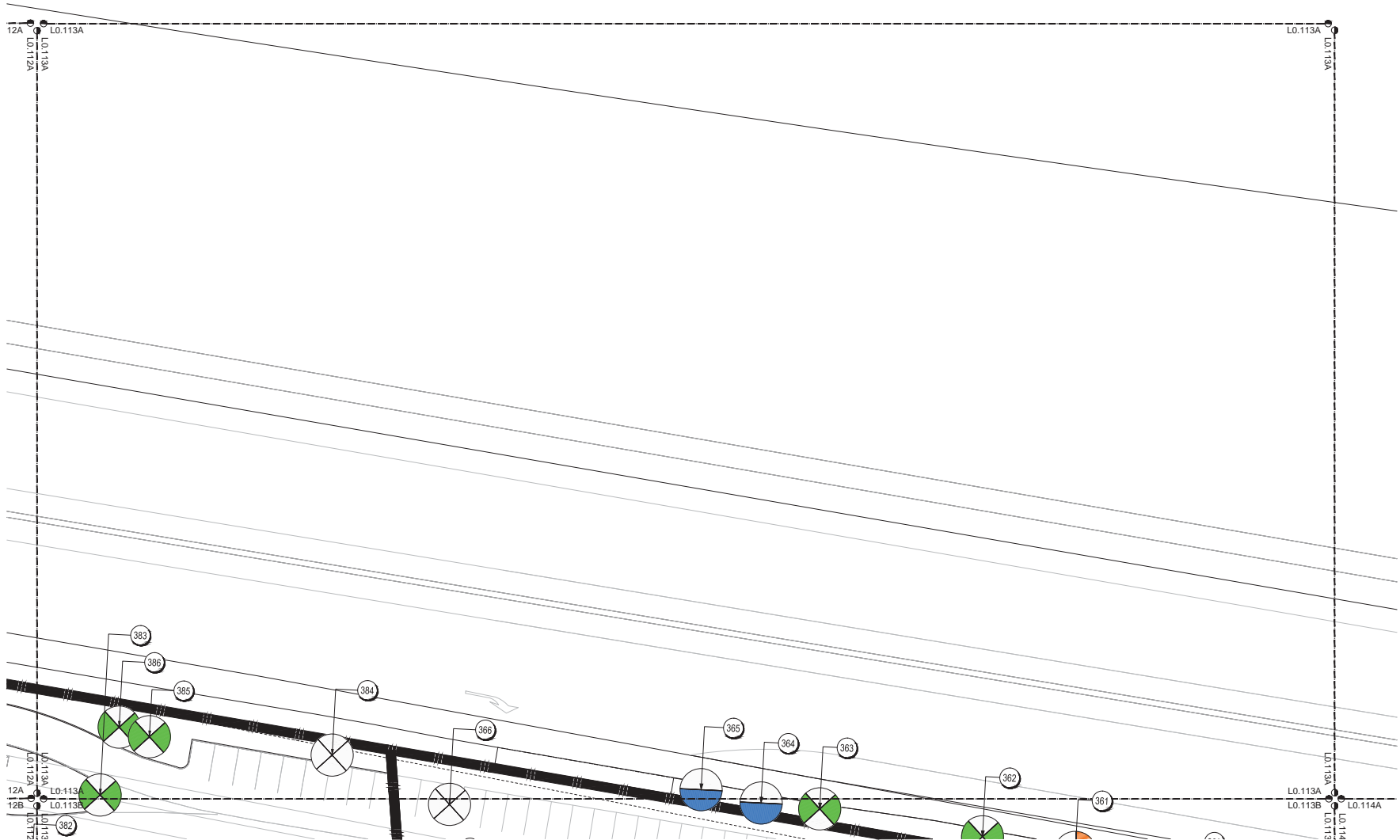
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## STAFF REPORT

### Planning Commission

**Meeting Date:**

**6/20/2016**

**Staff Report Number:**

**16-050-PC**

### Public Hearing and

**Study Session:**

**Draft Environmental Impact Report (EIR) Public  
Hearing on the General Plan and M-2 Area Zoning  
Update**

## Recommendation

Staff recommends that the Planning Commission conducts a public hearing to receive comments on the Draft EIR for the General Plan and M-2 Area Zoning Update. All comments received on the Draft EIR will be responded to as part of the Final EIR.

The Planning Commission will not take any actions on the project at its June 20 meeting. The proposal will be subject to additional review and a recommendation at a future Planning Commission meeting scheduled for August 29, 2016. Staff recommends the Planning Commission proceed as follows for the June 20 meeting:

- Introduction by Staff
- Presentation by Consultant
- Public Comments on EIR
- Commissioner Questions on EIR
- Commissioner Comments on the EIR

## Policy Issues

The General Plan and M-2 Zoning update process will consider a number of policy issues. The General Plan, itself, is a policy document that will serve as the blueprint for future development in the City. The Planning Commission and City Council will need to consider whether the proposed zoning requirements reflect desired development and support the overall Guiding Principles, and goals and policies of the General Plan Update.

The June 20 meeting is a Draft EIR public hearing, which provides an opportunity for Planning Commissioners and the public to comment on the completeness and accuracy of the Draft EIR document. No actions on the proposed General Plan and M-2 Area Update will occur at the June 20 meeting. Ultimately, the City Council will need to consider the proposed project and the potentially significant and unavoidable impacts and the accompanying statement of overriding considerations.

## **Background**

The General Plan serves as the City's comprehensive and long range guide to land use and infrastructure development in the City. Although required by State law, a General Plan is customized to reflect the values and vision of each jurisdiction. Since the summer of 2014, the City has embarked on the General Plan Update and M-2 Area Zoning Update process known as ConnectMenlo. Thus far, approximately 60 meetings, events and activities related to ConnectMenlo have occurred to help educate and inform, share ideas, and gather input on the potential changes in the current M-2 Area of the City and citywide circulation. Members of the community, property owners and other interested parties from varying organizations have been involved, and broad community outreach continues to be a key aspect of the process. The General Plan Advisory Committee (GPAC), comprised of Council, Commission and community representatives has also played an important role in helping guide the process.

## ***Project description***

### General Plan Update

The City is proposing to update the Land Use and Circulation Elements of the General Plan, including revising the goals, policies and programs, the establishment of new land use designations, and the creation of a new street classification system. The General Plan Update seeks to create a live/work/play environment that fosters economic growth, increased sustainability, and improved transportation options and mobility, while preserving the existing residential neighborhood character and quality of life enjoyed today. The proposed focus of land use change is located within the M-2 Area, which is primarily the existing industrial and business parks located between Bayfront Expressway and Highway 101. A location map is provided in Attachment A. The proposed changes in the area could result in an increase in development potential above what would be allowed under the current General Plan, as follows:

- Up to 2.3 million square feet of non-residential space
- Up to 400 hotel rooms, and
- Up to 4,500 residential units

This additional development combined with the development potential under the current General Plan, would result in up to 4.1 million square feet of non-residential development and up to 5,500 residential units in the City. As part of the General Plan Update, the General Plan land use designation of a majority of the properties in the M-2 Area would be amended to reflect one of the proposed land use designations of Office, Life Science and Mixed-Use Residential. No other land use changes are anticipated outside of the M-2 Area as part of the proposed project.

### Zoning Ordinance Update

Concurrent with the General Plan Update, the City is also proposing the M-2 Area Zoning Update. Proposed changes to the Zoning Ordinance include the creation of three new zoning districts in the M-2 Area for consistency with the proposed General Plan Update. The proposed districts include the Office (O), Life Science (LS) and Residential-Mixed Use (R-MU) designations, and each zoning district includes development regulations, design standards, and green and sustainable building requirements. Provisions for community amenities in exchange for increased development potential (floor area ratio up to 200%) and/or height (up to 120 feet) are also being considered. Where General Plan land use designation amendments are proposed, the properties would also be rezoned for consistency between the land use

designation and zoning. In addition, changes to the C-2-B zoning district to allow for residential uses and modifications to streamline the hazardous materials review process are being proposed.

For reference, the draft Land Use and Circulation Elements, draft O, LS and R-MU zoning districts, and draft M-2 Area Zoning map are included by links in Attachments B to G, respectively. The proposed project requires approval of General Plan text and land use amendments, Zoning Ordinance text and map amendments, Rezonings, and environmental review, including the adoption of a Statement of Overriding Considerations.

A Draft Environmental Impact Report (EIR) has been prepared to analyze the potential environmental impacts of the proposed project, which is further discussed in the CEQA review and Analysis sections below. In addition, a Fiscal Impact Analysis (FIA) is being prepared for the proposed project, and will be brought to the Planning Commission for review and comment in the coming months.

### ***California Environmental Quality Act (CEQA) review***

Pursuant to CEQA, the City determined that the proposed project could result in potentially significant environmental impacts and that an EIR would be required. On June 18, 2015, the City circulated a Notice of Preparation (NOP) of an EIR for a 30-day review period. In addition, on September 21, 2015, a public scoping meeting was held on the EIR. The NOP and scoping process solicited comments from responsible and trustee agencies, as well as interested parties regarding the scope of the EIR.

On June 1, 2016, the City released the Draft EIR for the General Plan and M-2 Area Zoning Update. The Draft EIR is available for review by the public and interested parties for a 45-day review period, ending on Friday, July 15, 2016. During the review period, the public is invited to provide written comments via email or mail on the Draft EIR. The Planning Commission meeting of June 20 on the Draft EIR is an opportunity for members of the public and Commission to provide comments on the adequacy of the document. All comments received on the Draft EIR at the meeting will be recorded and responded to as part of the Final EIR, which will be prepared following the close of the 45-day review period. The Final EIR will be available at least 10 days prior to the Planning Commission's public hearing on the proposed project. The Planning Commission will review the Final EIR as part of the Commission's recommendation to the City Council on the project.

The members of the Planning Commission were previously provided a copy of the Draft EIR. Hard copies of the EIR are available at the Main Library, Belle Haven Branch Library, Onetta Harris Community Center and the Community Development Department. An electronic copy of the Draft EIR is located on the project webpage at <http://www.menlopark.org/1013/Environmental-Impact-Report>.

### **Analysis**

#### ***Draft EIR***

An EIR is the most comprehensive form of environmental documentation in the CEQA Guidelines. The document provides decision-makers and the public with information regarding the potential environmental consequences associated with a proposed project. The General Plan and M-2 Area Zoning Update Draft EIR analyzes the potential impacts of the proposed project across a wide range of impact areas, including:

Topic Areas	
▪ Aesthetics	▪ Air Quality
▪ Biological Resources	▪ Cultural Resources
▪ Geology, Soils and Seismicity	▪ Greenhouse Gas Emissions
▪ Hazards and Hazardous Materials	▪ Hydrology and Water Quality
▪ Land Use and Planning	▪ Noise
▪ Population and Housing	▪ Public Services and Recreation
▪ Transportation and Circulation	▪ Utilities and Service Systems

Other environmental impact areas of Agricultural and Forestry Resources and Mineral Resources were determined to have no impact from the project and are discussed in Chapter 6, CEQA-Mandated Assessment, of the Draft EIR, rather than in its own chapter.

The Draft EIR is a *program* level EIR that analyzes the adoption and implementation of the proposed project. A program level EIR is different from the most common type of EIR, which is the *project* EIR, which examines the environmental impacts of a specific development project. A program level EIR is appropriate when a project consists of a series of actions related to the issuance of rules, regulations, and other planning criteria. In this case, the proposed General Plan and M-2 Area Zoning Update are long term plans to be implemented over a 24-year buildout horizon. No specific development is proposed as part of the project. Future projects that qualify as a project under CEQA would be subject to compliance with CEQA, which may require additional project-specific environmental review.

### Impact Analysis

For each of the analyzed topic areas, the Draft EIR describes the existing setting (including regulatory and existing environmental conditions) and analyzes the potential environmental impacts, noting the thresholds of significance used to evaluate the existing setting with and without the project to determine whether the impact is significant. Impacts are considered both for the project individually, as well as for the project in combination with other projects and cumulative growth.

For each potential impact identified, a level of significance is determined using the following classifications:

- Potentially Significant – Impacts include a description of the circumstance where an established or defined threshold would be exceeded.
- Less-than-Significant – Impacts include effects that are noticeable, but do not exceed established or defined thresholds, or are mitigated below such thresholds.
- No Impact – Describes circumstances where there is no adverse effect on the environment.

Where a potentially significant impact is identified, the Draft EIR identifies mitigation measures to reduce,

eliminate, or avoid the adverse effects. If one or more mitigation measure(s) would reduce the impact to a less-than-significant level, this is stated in the Draft EIR. If a mitigation measure cannot eliminate/avoid an impact, or reduce the impact below the threshold of significance, it is considered a significant and unavoidable impact. The identification of a program-level significant and unavoidable impact does not preclude the finding of less-than-significant for subsequent projects that comply with the applicable regulations and meet the thresholds of significance.

The following table identifies which topic area in the Draft EIR that was determined to be less-than-significant (LTS), less-than-significant with mitigation (LTS/M) or significant and unavoidable (SU):

Topic Areas	
▪ Aesthetics (LTS)	▪ Air Quality (SU)
▪ Biological Resources (LTS/M)	▪ Cultural Resources (LTS/M)
▪ Geology, Soils and Seismicity (LTS)	▪ Greenhouse Gas Emissions (SU)
▪ Hazards and Hazardous Materials (LTS/M)	▪ Hydrology and Water Quality (LTS)
▪ Land Use and Planning (LTS/M)	▪ Noise (LTS/M)
▪ Population and Housing (SU)	▪ Public Services and Recreation (LTS)
▪ Transportation and Circulation (SU)	▪ Utilities and Service Systems (LTS/M)
LTS = less-than-significant, LTS/M = less-than-significant with mitigation, SU = significant and unavoidable	

### ***Potentially Significant and Unavoidable Impacts***

#### Air Quality

The EIR determined that the cumulative development within Menlo Park could exceed the regional significance thresholds, and therefore the project could contribute to an increase in adverse health effects in the San Francisco Bay Area Air Basin until the attainments are met. However, it should be noted that the program level impact does not preclude the finding of less-than-significant impacts for subsequent projects that comply with the Bay Area Air Quality Management District's screening criteria or meet applicable thresholds of significance. Additional measures could be considered during project-level review based on site-specific and project-specific characteristics to reduce impacts. Because those projects and measures are not known at this time, the impact is considered potentially significant and unavoidable. The same conclusion is also true for construction emission impacts since specific project level mitigation is not known at this time.

#### Greenhouse Gas Emissions (GHG)

The proposed project would result in a substantial increase in GHG emissions from existing conditions by



the horizon year 2040, although per capita emissions under the proposed project would decline. In addition to local measures included in the proposed project, additional state and federal measures are needed to achieve the more aggressive targets established for 2050 in Executive Order S-03-05. The order established the GHG emissions reduction target of 80 percent below 1990 levels by 2050. While the proposed project supports the progress towards these long term goals, it cannot yet be demonstrated that Menlo Park will achieve such reduction goals. Achieving the reductions will require a substantial commitment to technology development and innovation. Since there are no post 2020 federal and state measures that would assist the City in achieving the efficiency target for the year 2040, the impact would be considered potentially significant and unavoidable.

### Population and Housing

The proposed ConnectMenlo land use changes would add residential land uses and allow greater intensity in commercial development, which could result in an increase in population and employees above what ABAG has projected. Because ABAG's planning documents for regional growth do not include the new development potential under the proposed ConnectMenlo project, implementation of the project would introduce growth where adequate planning in the region has not yet occurred. Therefore, the impact is considered potentially significant and unavoidable. ABAG prepares forecasts of the region's population and employment every two to four years. When ABAG does its future forecasting, it will take into consideration the General Plan update, which will bring the two planning documents in alignment.

### Transportation and Circulation

The Transportation and Circulation chapter of the Draft EIR includes analysis for three scenarios: 2014 Existing Conditions, 2040 No Project Conditions, and 2040 Plus Project Conditions. The impacts of the land use and circulation modifications proposed as part of project were evaluated on vehicular traffic conditions during the peak hours and daily, regional routes of significance, pedestrian and bicycle facilities, transit service and delay to transit vehicles, and vehicle miles traveled (VMT). This is the second environmental review document prepared by the City incorporating VMT analysis and thresholds of significance (the Facebook Campus Expansion Project EIR, also currently circulating for public review, was the first). VMT is simply the miles traveled by vehicles in a specified area in a specified time period. It is a key factor in determining greenhouse gas (GHG) emissions from transportation sources, and is also used as an input to the GHG and air quality analyses for environmental review purposes. Thresholds were developed following draft guidelines issued in January 2016 from the California Governor's Office of Planning and Research (OPR) which are anticipated to be adopted later this year.

A citywide travel demand model was developed to forecast traffic volumes in the study area with potential land use changes identified in ConnectMenlo. The city model refines the regional travel model maintained by the Valley Transportation Authority (VTA) and San Mateo City/County Association of Governments (C/CAG) to add detail to the land use and circulation networks within the model. The new model has the appropriate level of detail to provide refined transportation forecasts within Menlo Park, and is responsive to congestion on corridors to provide a more realistic picture of traffic patterns during commute hours.

The Draft EIR determined that impacts to pedestrian conditions, bicycle facilities, transit service, and

vehicle miles traveled would be less than significant, or less than significant with mitigation. However, the transportation impacts on intersections, roadway segments, and routes of regional significance have been determined to be potentially significant. The list below summarizes the intersections that were identified to have significant impacts:

- #1. Sand Hill Road/I-280 Northbound Off-Ramp
- #2. Sand Hill Road/I-280 Northbound On-Ramp
- #28. El Camino Real/Ravenswood-Menlo Avenues
- #33. Willow Road/Newbridge Street
- #36. Willow Road/Hamilton Avenue
- #37. Willow Road/Bayfront Expressway
- #38. University Avenue/Bayfront Expressway
- #45. Chilco Street/Constitution Drive
- #46. Chrysler Drive/Constitution Drive
- #47. University Avenue/Adams Drive
- #51. University Avenue/Bay Road
- #54. University Avenue/Donohoe Street
- #56. University Avenue/US 101 Southbound Ramp
- #60. Chilco Street/Hamilton Avenue

The following list identifies the roadway and routes of regional significance segments that were identified to have significant impacts:

- |                            |                               |
|----------------------------|-------------------------------|
| • Adams Drive              | • Middlefield Road            |
| • Alameda de las Pulgas    | • Newbridge Street            |
| • Alma Street              | • Oak Grove Avenue            |
| • Alpine Road              | • O'Brien Drive               |
| • Bay Road                 | • Olive Street                |
| • Chilco Street            | • Ravenswood Avenue           |
| • Constitution Drive       | • Ringwood Avenue             |
| • Encinal Avenue           | • Sand Hill Road              |
| • Hamilton Avenue          | • Santa Cruz Avenue           |
| • Haven Avenue             | • Sharon Park Drive           |
| • Ivy Drive                | • Waverley Street             |
| • Junipero Serra Boulevard | • Willow Road                 |
| • Laurel Street            | • Bayfront Expressway (SR 84) |
| • Linfield Drive           | • US 101                      |
| • Marsh Road               | • University Avenue (SR 109)  |

Strategies to reduce or eliminate impacts have been specified for most intersections/segments routes, including both physical infrastructure modifications and vehicle trip reduction requirements (the proposed Zoning Code includes a requirement that all projects reduce vehicle trips by 20 percent over standard rates). Additionally, the proposed Circulation Element contains goals, policies, and programs serving to minimize potential adverse impacts. These proposed policies would adopt a new street classification

system; develop a citywide Transportation Master Plan and updated Transportation Impact Fee Program; encourage multi-modal transportation options through infrastructure, education, and safety programs; and participate in the formation of a Transportation Management Association to assist employers and community members to take advantage of travel options.

While mitigation measures are proposed to help reduce the impact, the impacts on intersections, roadway segments, and routes of regional significance would remain significant and unavoidable due to factors such as the need to acquire right-of-way to widen impacted roadway segments, the City cannot guarantee identified improvements would occur, or the need for approvals from other agencies. With these impacts, it should be noted that the identification of program-level impacts do not preclude the finding of less-than-significant impacts for subsequent projects that comply with the applicable thresholds of significance.

### Alternatives

The Draft EIR includes a review of three different project alternatives. The discussion of the alternatives is intended to inform the public and decision makers of feasible alternatives to the proposed project that would avoid or substantially lessen any significant effects of the proposed project, even if the alternatives would impede to some degree the attainment of the project objectives, or would be more costly.

- No Project Alternative: Pursuant to CEQA, this alternative is required as part of the “reasonable range of alternatives” to allow decision makers to compare the impacts of approving the proposed project with the impacts of taking no action or not approving the project. Future development permitted under this scenario would not increase development potential in Menlo Park beyond what would be currently allowed today under the existing General Plan.
- Reduced Non-Residential Intensity Alternative: Under this alternative, all non-residential development under the proposed project would be reduced by 50 percent, but the proposed residential development would remain the same. Development potential under the existing General Plan would also remain.
- Reduced Intensity Alternative: Under this alternative, the net new development potential in the M-2 Area would be reduced by 25 percent. Potential development under the existing General Plan would remain unchanged.

In addition to the discussion and comparison of impacts of the proposed project and the alternatives, CEQA Guidelines require that an “environmentally superior” alternative be identified, but it cannot be the “No Project” alternative. The Draft EIR identifies the Reduced Non-Residential Intensity Alternative as the environmentally superior alternative because it would result in fewer significant impacts than the Reduced Intensity Alternative. This is in part because the equal reduction of jobs and housing in the Reduced Intensity Alternative would maintain the current imbalance, which could result in higher vehicles miles traveled than both the proposed project and the Reduced Non-Residential Intensity Alternative.

## **Impact on City Resources**

The General Plan and M-2 Area Zoning Update scope of services and budget was approved by the City Council on June 17, 2014, and amended in April 2015 to accommodate additional outreach.

## **Environmental Review**

As discussed in the Analysis section of this report, a Draft EIR has been prepared for the project. Following the close of the comment period, staff and the consultant will prepare the responses to the comments received on the Draft EIR. Once the responses and revisions are complete, the Final EIR will be released. The Final EIR will be considered by the Planning Commission and City Council concurrent with the final project actions.

## **Public Notice**

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a one-quarter mile radius of the M-2 Area. Notice of the Draft EIR's availability and the holding of this public hearing was also provided to agencies and jurisdictions of interest (e.g., Caltrans, City of East Palo Alto, Ravenswood School District etc.).

## **Attachments**

- A. Location Map
- B. Link to: Draft Land Use Element  
(<http://menlopark.org/DocumentCenter/View/10328>)
- C. Link to: Draft Circulation Element  
(<http://menlopark.org/DocumentCenter/View/10329>)
- D. Link to: Draft O – Office Zoning District  
(<http://menlopark.org/DocumentCenter/View/10251>)
- E. Link to: Draft LS – Life Sciences District  
<http://menlopark.org/DocumentCenter/View/10252>
- F. Link to: Draft R-MU – Residential Mixed Use Zoning District  
(<http://menlopark.org/DocumentCenter/View/10253>)
- G. Link to: Draft M-2 Area Zoning Map  
(<http://menlopark.org/DocumentCenter/View/10332>)

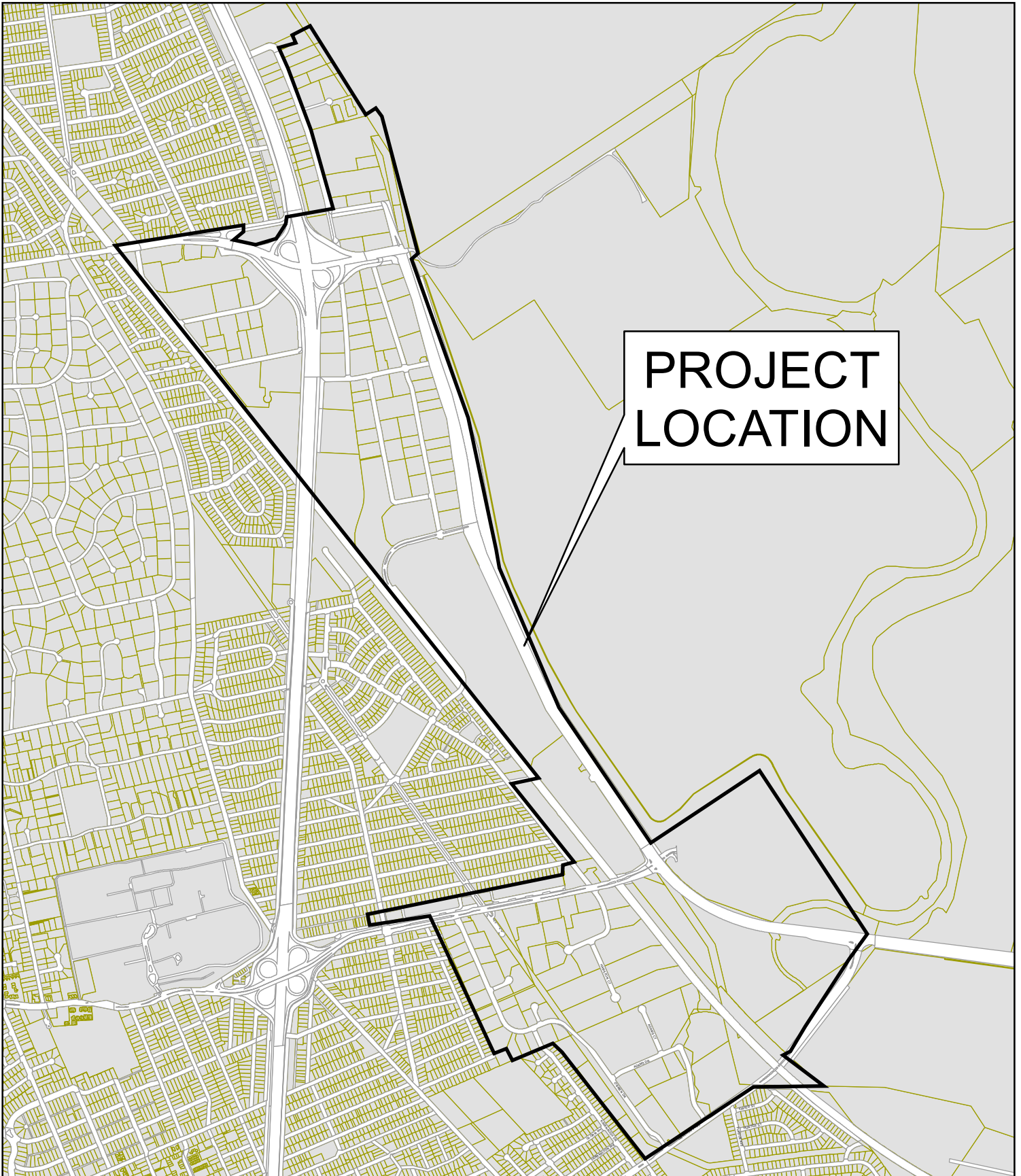
## **Exhibits to Be Provided at Meeting**

None

Report prepared by:  
Deanna Chow, Principal Planner

Report reviewed by:  
Arlinda Heineck, Community Development Director





# CITY OF MENLO PARK

## LOCATION MAP

### M-2 AREA

DRAWN: TAS CHECKED: DMC DATE: 06/20/15 SCALE: 1" = 300' SHEET: 1

