

Facebook Willow Campus Master Plan

EIR Scoping Comments

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General Public

Perata, Kyle T

From: Adina Levin <aldeivnian@gmail.com>
Sent: Tuesday, October 8, 2019 12:43 PM
To: _Planning Commission
Subject: Re: Facebook Willow Village

Follow Up Flag: Follow up
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Dear Planning Commission and Staff,

As a follow up to last night's EIR hearing, I have two additional ideas for items to be studied in the EIR.

* A "no net new trips" option would be good to analyze - what combination of strategies would enable that results, including more homes near jobs and services/better jobs-housing balance, BMR housing, improved transit and active transportation, TDM strategies.

* Analyzing the VMT affect of adding the grocery store/pharmacy at different phases (logically it would reduce VMT because people in the area need to travel less far for necessities.

Thank you,

- Adina
Adina Levin
650-646-4344

On Mon, Oct 7, 2019 at 6:04 PM Adina Levin <aldeivnian@gmail.com> wrote:
Honorable Planning Commissioners and Staff,

Following are comments and recommendations regarding the Facebook Willow Village EIR and proposal.

It is exciting to see a mixed use proposal move forward including much-needed housing at multiple income levels and needed services.

1) Project alternatives. The staff report states that the consultant has budgeted for up to two additional alternatives beyond the required Reduced Intensity Alternative and the No Project Alternative.

The EIR should study a lower office alternative that includes 1 million sqft of office and a higher housing alternative that includes up to 3,000 units of housing by using the density bonus for more BMR and using space not used by office. The area has seen tremendous job growth already, and a shortage of housing near Facebook is driving displacement in Belle Haven and nearby communities.

These alternatives would require reporting on the vehicle miles traveled consequences of less office and more housing.

2) Transportation. During the time that the EIR analysis is being done, Facebook is also studying Dumbarton Rail. Please include report on the impacts VMT if/when Dumbarton Rail is place, using the results of the other

FB studies in progress.

3) BMR Housing. Please use density bonus as well as development agreement funding to support a higher share of 25% BMR housing, including housing at a mix of subsidies including lower income levels and senior housing as recommended.

4) Housing Needs Assessment. I am glad to see that this study is being done, which will provide an estimate of the housing needs generated by this project. The Commission and Council should pursue decisions for this project and the city as a whole to provide housing to balance jobs and therefore reduce displacement of our community members.

5) Phasing. The proposed phasing has accelerated housing, which is very good, given the displacement pressure caused by much faster jobs growth. However, the grocery store which has been long requested by the community is in phase 3. It would be valuable to the community to move that sooner.

6) Energy. The project description states that the project will meet 100% of energy demand through a combination of measures that could include onsite generation, purchase of 100% renewable, purchase of local renewable in Menlo Park, or purchase of credits/offsets. The most recent "Reach Code" policy adopted by the city eliminates credits/offsets. Please do not include credits/offsets as options for this project, which is sizeable enough to meet the goals without these workarounds.

7) Amenities. The grocery store and pharmacy are proposed as community amenities, which are very welcome. Please consider the needs of the community's current residents in choosing a grocery store tenant that should serve current community members in addition to new community members.

8) Pedestrian overcrossing. It seems counter-intuitive but pedestrian overcrossings of arterials can reduce safety for pedestrians (see article). In the EIR, please consider safety consequences for the area with and without the overcrossing using current research and best practice information.

<https://www.itdp.org/2019/10/01/pedestrian-bridges-make-cities-less-walkable-why-do-cities-keep-building-them/>

Thank you for your consideration,

- Adina
Adina Levin
MenloPark Resident
650-646-4344

Perata, Kyle T

From: Adina Levin <aldeivnian@gmail.com>
Sent: Monday, October 14, 2019 7:57 AM
To: Perata, Kyle T
Subject: Question about Willow Village EIR scope/feasibility

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Hi, Kyle,

I have a question about whether a type of analysis/reporting would be considered within the current scope of the work.

That is, reporting results using a matrix with combinations of different items.

For example:

Current proposal, with Dumbarton rail

Current proposal, w/o Dumbarton rail

1M sqft office, w/Dumbarton rail

1M sqft office, w/o Dumbarton rail

Is it feasible to do the above in the current scope?

Rather than studying staff-created scenarios that are packages only showing the extremes of the likely impacts, for example:

* Less office space with Dumbarton (low impact scenario)

* Current proposal w/o Dumbarton (high impact scenario)

Thanks,

- Adina

Adina Levin

650-646-4344

Perata, Kyle T

From: Chris DeCardy <cdecardy@gmail.com>
Sent: Saturday, October 12, 2019 5:03 PM
To: Perata, Kyle T
Subject: Willow Village EIR comment

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Kyle, I was sorry to have to miss this Planning Commission meeting. Below are comments on Willow Village EIR (staff report 19-072-PC). Thank you.

- Heritage Trees ...
 - an area of the community so large with 500 new 15 gallon trees has a 'monoculture' feel for the canopy, it also means trees are of similar age and thus would reach maturity and replacement at similar times. Therefore, would like to have the site plan feature 10% (or 50) of those trees being much older, more mature. For example, 20 year old native oaks, etc. and that these trees in particular would have a dedicated, approved maintained plan to assure they thrive.
- Circulation and Community Amenities: Integration with the rest of the community...
 - Given that the rail corridor runs along the bay side of the development, what are the plans for connectivity to a future rail or bus rapid transit station for workers and residents? Want to understand that integration.
 - On the other end of the property, near Mid-Pen High School, given this is the placement of community amenities like park, housing and dog park, how is this project integrating with the other office developments immediately on the other side of the Hetch Hetchy right of way? There should be a bike/ped friendly neighborhood integration plan on this side with the other developers.
- Circulation: Access to Office Campus...
 - The circulation plan appears to have access to the Office Campus come through the residential areas (esp. the new Park Street) — this needs careful analysis for residents and those that use the grocery and pharmacy about traffic flows at all hours of the day, especially during work rush hours.
- EIR...
 - Given changes in this area of our community since the program EIR was established a number of years ago and likewise because of new scientific understanding of the localized impacts of climate change, relying on the program EIR is not appropriate for a development of this type in this place for these specific issues:
 - Greenhouse gas emissions
 - Transportation/circulation impacts
 - Localized air quality impacts

- For these impacts in particular, the EIR needs to look at:
 - Net Zero total emissions from all buildings in the development and to achieve this without the use of offsets or credits.
 - “No Net Increase” in VMT or vehicle trips in the development, i.e. a TDM plan that zeros out net new trips.
 - With baseline indoor and outdoor air quality measurements in place, a no net increase in indoor or outdoor air pollution. (As an example, a lovely park is not a community amenity if the associated air quality makes it unhealthy to actually use the park.)

Perata, Kyle T

From: David Gildea <drgildea@gmail.com>
Sent: Thursday, September 26, 2019 10:07 AM
To: _Planning Commission
Subject: Facebook Village

Follow Up Flag: Follow up
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Planning Commission,

Basically I like and respect Facebook. But we need to review the unwanted side effects of their employee growth as far as traffic. I believe we should require that Facebook plans for their increased local employees, their Facebook village and other mitigations should not be allowed to increase traffic beyond the terrible traffic we have now. Do we have a traffic review from Facebook that shows this? If not we need to get one before any new Facebook construction is permitted or allowed to begin.

Dave Gildea
435 Hermosa Way
Menlo Park

Perata, Kyle T

From: gabrielle johnck <gabriellejohnck@gmail.com>
Sent: Monday, October 7, 2019 3:57 PM
To: _Planning Commission
Subject: Questions for tonight's meetings

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Planning Commission,

Please ask Facebook tonight if they consider the 1,500 housing units included in the proposal are the same 1,500 housing units Facebook boasted of in late 2016. At that time the Facebook employee population was 9,350. Today that number has grown to over 15,000 and with 1.75M sf of office in the Village project, the city can expect another 11,500 Facebook employees. The company has stated that its projection has been to have 35,000 employees in Menlo Park

<https://padailypost.com/2017/07/12/facebooks-village-plan-raises-questions/>

<https://padailypost.com/2018/02/28/facebook-expects-35000-employees-menlo-park-10-years/>

1,500 housing units was woefully inadequate to house the employees in the Menlo Park campus in late 2016. Today 1,500 is a stale number and certainly will not offset the 11,500 added employees that could work in the project.

In addition, keep in mind that Facebook could be entertaining the idea of pushing this project through using the California State Bill AB900, <http://opr.ca.gov/ceqa/california-jobs.html> which will streamline the approval process and bypass the City's effort to plan for the future as laid out in the ConnectMenlo General Plan. This Bill was used to advance the Warriors Sports Arena in San Francisco and many other large "mixed-use" projects in California.

No matter these two concerns, it is imperative that Facebook build and complete the housing portion of this project before any approval for the 9 office buildings is awarded. Housing first; office second. The former Council could have and should have made housing a requirement for each expansion of Facebook's projects. That error leaves Menlo Park a job center with little housing options and the #1 worst Bay Area traffic congestion.

Brielle Johnck

Menlo Park

Perata, Kyle T

From: Rodgers, Jeff <JRodgers@ngkf.com>
Sent: Wednesday, September 25, 2019 2:25 PM
To: _Planning Commission
Subject: Facebook Willow Village

Follow Up Flag: Follow up
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I suggest that Facebook must submit a traffic plan with a timeline for executing the plan that offsets any new traffic caused by Willow Village. And it must further commit to executing it before any construction on the new project begins.

I urge the PC to incorporate the concept of *offsetting the environmental traffic impacts of the project* into the Willow Village EIR. As a resident of Menlo Park for over 35 years I have seen the traffic become intolerable at the Marsh and Willow Intersections as well as Bayfront Expressway.

Best,

Jeffrey A. Rodgers
Executive Managing Director
CA RE License #00942763

Newmark Knight Frank
3055 Olin Avenue, Suite 2200
San Jose, CA 95128



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Perata, Kyle T

From: John Kadvany <jkadvany@sbcglobal.net>
Sent: Tuesday, October 22, 2019 6:01 AM
To: Perata, Kyle T
Subject: Re: Where to send EIR comments?

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Dear Kyle -

Following are suggestions for Willow Village EIR scoping:

Options to consider (mentioned at the Planning Commission meeting):

-- An option keeping the office space at or close to its current size, measured in terms of square footage, number of employees and/or vehicle trips depending on what makes sense. Such options might include no or some additional housing and possibly assuming a zoning change for the office park.

-- An option keeping traffic flow at or close to its current baseline(s), with flow/congestion measured appropriately.

Metrics to consider:

-- For all options, estimates of travel times, to and from Willow Village entrances (retail parking and transit center), to closest entrances/exits on 101 (on Willow and Marsh), and/or nearby intersections; and to/from a proximate Dumbarton Bridge location, say University Ave.

Estimates can be during morning and afternoon peak times and off-peak times, using ranges. The motivation is to provide more understandable congestion / traffic flow measures compared to LOS and VMT.

General requests:

-- During the Connect Menlo process, the consultant said, in response to a question regarding Willow Ave congestion, that Willow Village would become a 'destination', implying different kinds of traffic patterns or flows for Willow Ave. Please provide either a study option or transit scenario which characterizes this concept.

-- As background, please provide measures of office space needs for Menlo Park and/or its surrounding areas based on Connect Menlo which motivate the amount of office space proposed for Willow Village. Provide comparisons to other relevant cities as useful.

Thanks very much,
John Kadvany / College Ave. Menlo Park

Perata, Kyle T

From: Lloyd Leanse <lloyd@leanse.com>
Sent: Thursday, September 26, 2019 9:02 AM
To: Perata, Kyle T
Subject: Willow Village comment

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Kyle -

Please require Facebook to build enough housing on the site to accommodate all or most of the incremental employees who will work in the expanded office space.

The jobs-housing imbalance should not be made worse by the Willow Village project.

Thank you.

Lloyd Leanse
1057 Menlo Oaks Dr, Menlo Park, Ca 94025

Perata, Kyle T

From: Lynne Bramlett <lynne.e.bramlett@gmail.com>
Sent: Sunday, September 22, 2019 11:35 AM
To: _Planning Commission
Cc: Lynne Bramlett
Subject: Proposed Willows Village Master Plan Project EIR
Attachments: WV_EIR_Scoping_V2.pdf

Follow Up Flag: Follow up
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Dear Planning Commission,

Attached is a PDF of my input regarding the Willows Village EIR. Unfortunately, I will be traveling and so unable to attend your October 7th meeting. I refer to a few Resolutions in my email, so I will link directly to them below:

- ConnectMenlo Program-level EIR or [Resolution No. 6356](#). I believe that it is time to review the broader program-level EIR.
- [Resolution No. 6493](#) -- Global Climate Change -- Passed on Earth Day 2019.

Thank you for all your work.

Lynne

Dear Planning Commission,

Re: Environmental Impact Report for Willows Village

I will be traveling and so unable to attend your scoping session on October 7, 2019. Thus, I'm sending in my input as to what topics should be studied in the EIR. I will put background information at the end.

EIR Scoping Questions

In the Willows Village EIR, I would like it scoped so that it provides answers to the following questions. The relatively new Senate Bill 1000, Planning for Healthy Communities, act requires Cities such as Menlo Park to incorporate environmental justice into its General Plan when concurrently updating two or more elements. The idea of environmental justice is also included in Council's Resolution No. 6493, passed on Earth Day (April 22) 2019. I hope the Planning Commission will consider Council Resolution No. 6493 when considering topics to include in the Willows Village EIR as I did not have the time to do so before my trip.

ConnectMenlo Program-Level EIR (Resolution 6356) Related Questions

- 1) For the Resolution 6356 environmental impacts that could be (at least partially) mitigated, what is the current status of each? Who monitors and measures these, and how are they reported?
- 2) The program-level EIR based its 2040 build-out assumptions partly on the Plan Bay Area 2040 Regional Transportation/Sustainable Community Strategy assumptions. The latter plan's assumptions were not correct. What now needs revising in the ConnectMenlo Program-level EIR?
- 3) ConnectMenlo Resolution No. 6356 detailed multiple significant environmental impacts for the "Project" with the project being the zoning changes that led to the development in District 1. However, the Resolution asserted that overriding economic, environmental, and social benefits justified the impact. For each benefit listed on pages 57-59 of Resolution No. 6356, what is the status of each? If not met, what are the City's plans to achieve the benefit and by when?
- 4) What are the City's plans to revise the ConnectMenlo ordinances in light of Council's recent discussion of a development moratorium? What measures will the City institute so that development requires tangible transportation improvements before approving more development?
- 5) What will be the price tag for road infrastructure improvements needed to mitigate the increased traffic coming from regional and local development? Of the amount needed, what has Facebook funded? What will taxpayers need to pay? What does Facebook consider its responsibilities to mitigate traffic caused directly by its employees and construction projects?

Other Relevant Questions

- 1) What does Facebook plan to do should the U.S. Justice Department break up the company into smaller companies? (This could be an outcome of the Justice Department's investigation into tech monopolies.) Should this happen, how will the breakup impact Willows Village? Menlo Park?
- 2) What is the City's plan for emergency services in District 1, especially during commute hours?
- 3) What is the City's plan for disaster preparation for a major disaster, such as a major earthquake that also causes fire and flooding in District 1?
- 4) What is the status of Facebook's required mitigations for its other projects? What is the total of these and how are they tracked, measured and reported? What assurances do the public have that Facebook is honoring its agreements, and held accountable as necessary?
- 5) What is the sum total of Facebook's annual financial contributions to the City's annual revenue? That would include property taxes and annual amounts coming in via development agreements.

Willows Village EIR Specific Questions

1. What new and more stringent requirements exist for measuring the impacts of traffic, such as including reverse commutes and average daily traffic? How will these be reflected in the Willows Village EIR?
2. The number of birds in the air has also drastically declined as noted in a recent article in *Science* and also local newspapers. I've heard from avid birdwatchers that there are fewer total birds and types of birds in Menlo Park's Bedwell Bayfront Park than the amount seen in the nearby Palo Alto Baylands. What is the impact of development on birdlife in Menlo Park's Bayfront? What will help to increase birdlife in the Menlo Park's Bayfront? How specifically will Willows Village impact birdlife?
3. Fewer birds will also impact beneficial insects, flower pollination and other aspects of nature. What is the overall impact of development in District 1 on broader aspects of nature that also impact aesthetics?
4. What will be the impact to the current occupants of the buildings that Facebook proposes to demolish? Where will these businesses re-locate to? What will be the impact to their clientele? Where will these non-profits and local governmental services go?
5. What will be the impact of Willows Village to Menlo Park's goals of combatting global Climate Change as detailed in Council Resolution No. 6493?
6. What is the decision-making process currently being used for deciding the public amenities such as the proposed Community Facility and Public Park? How is the process consistent, or not, with the ConnectMenlo Program-level EIR promised benefit of delivering environmental justice to District 1?
7. What retail is being planned for the area? Specifically, what grocery store is being considered? What impact will a new grocery store have on the two existing grocery stores in

District 1? What restaurants are being considered? What will be the impact of these restaurants on the existing restaurants in District 1?

8. What retail is being proposed, if any? How will Facebook help to ensure that this retail is successful?
9. What is the dollar value put on the proposed 10,000 community space? What is currently being discussed between Facebook and City Staff for this particular property? Please include all possibilities. Please also include anything that has been explicitly ruled out.
10. For the community space, instead of setting aside land in Willows Village for this purpose, could more housing be added and instead the dollar amount set aside for District 1 residents to decide how and where it will be spent? If not, why not? If yes, what will be the process to ensure that the District 1 community makes the decisions?
11. Where will trees be planted in District 1 to help provide a tree canopy to mitigate the overall impacts of development, and the additional impacts of Willows Village?
12. Into which landfills will the parts from the demolished buildings go? What will be the impact to these landfills? What efforts will be made to reuse parts of the demolished buildings?
13. Willows Village is proposed for a flood zone expected to be “under water” in perhaps as soon as 2060 due to global climate change. What are the justifications for building this project in a known flood zone? If built, when the flood occurs, what will be the plans to protect life and property?
14. The draft Willows Village master plan includes the evaluation of constructing an underground water reservoir beneath the proposed park/sports field on Willow Road. How will this water reservoir be protected should a major flood occur?
15. If the zoning map is changed, to accommodate Willows Village proposed site connections to the surrounding roadway network, what additional development might this trigger by property owners nearby? In other words, will adjacent property owners also be allowed to develop their properties into office complexes?

Question Pertaining to Regional, cumulative impacts

- 1) What is the current overall jobs/housing imbalance in Menlo Park, and in Santa Clara and San Mateo Counties? If all currently proposed regional development gets approved, how will this worsen the jobs/housing imbalance? What are the plans to increase housing, especially affordable housing?
- 2) What regional efforts exist, if any, to halt office development projects that
- 3) What is the cumulative environmental impact of the region’s current and likely jobs/housing imbalance? This would include: noise, pollution, species decline, including birds.

Additional comments – Regional Impact

Willows Village, if ultimately approved, will be the largest development project ever in Menlo Park. The proposal also joins two other proposed large development projects nearby:

- 1) Stanford’s proposal for a 3.5 million square feet expansion and
- 2) Los Angeles developer Lowe Enterprises which the *Daily News* reported “wants to build 1.6 million square feet of office space, 175,000 square feet of retail space and 440 apartments across three parcels... the jobs-to-housing ratio for the entire project is 12 jobs to one home” (9/22/19).

These three projects alone will significantly worsen the area’s jobs-to-housing imbalance.

The cumulative impacts of regional development should be considered in the Willows Village EIR. Tech companies continue to expand in cities from Burlingame to San Jose. For example, Facebook recently opened a new office complex in Sunnyvale with “enough space for potentially 5,300 employees” (Mercury News, Sep 20, 2019). The same article pointed out that Amazon and Google have also leased space nearby. Google has bought properties in San Jose for the purposes of expansion.

Using Descriptive Names

A village is traditionally defined as “a settlement usually larger than a hamlet and smaller than a town.” The name Willows Village suggests a small settlement of mostly housing. However, Willows Village is mostly office with a little housing, retail and public spaces.

It’s important that the public be aware of just what is being proposed. Can the Planning Commission request that the City use more descriptive names when describing projects such as Willows Village. For this one, I suggest adding a descriptive tag line such as “Willows Village Office Park” when publishing EIR-related notice.

Below is a verbatim post to NextDoor by a resident in Vintage Oaks. He was alerting residents to what he considered a misleading Facebook sponsored poll designed to get answers that would help Facebook to demonstrate public support for Willows Village. I have no reason to doubt the veracity of the post. The general ethics of push-pull or misleading polls is very troubling to me and I think they should have no place in our City, or used by developers who want to build in our City. Would the Planning Commission consider adopting a general development code of ethics that would prohibit misleading or deceptive business practices such as described below?

Lynne Bramlett

NextDoor Post – Facebook Poll (from a Resident in Vintage Oaks)

Facebook and Signature Development Company are trying to get a huge development project built in Menlo Park, and it will impact public schools. It's estimated that the 1700+ housing units (and most certainly the 6000 jobs created, presumably mostly for Facebook), could increase the student body at Menlo Atherton High School alone by at least 300 students. This concern was raised by former Sequoia Union High School District Superintendent Mary Streshly In 2018 (see Almanac articles and references).

I'm posting, because I just got off the phone with a marketing company. They were obviously paid to do this 'neutral' questionnaire on behalf of the Willow Village (aka Facebook). It was a very vague, very biased, and very shady questionnaire. They'll probably be calling you on your mobile phone too!

I never talk to telemarketers, solicitors, etc., but I'm glad that I did tonight because now I smell something rotten growing off of Willow Road.

Does anybody else have information on this project? I haven't followed it, but noticed that this Willow Village Master Plan project is entering the environmental review phase this Wednesday, September 18, 2019. The City will release the notice of preparation (NOP) for the environmental impact report (EIR) for the approximately 59-acre mixed use Willow Village Master Plan project <https://menlopark.org/CivicSend/ViewMessage/message/94238>

They have a very convincing pitch focusing on the housing crisis, pulling obvious heart strings and alarms etc., but they offer no details, no real numbers, solid research or statistics on how they're going to impact Menlo Park schools, traffic, housing, or anything else for that matter. They do have some mighty pretty mockups though! Facebook is spending a lot of money to get this built!! <https://www.willowvillage.com>, do your homework, and please share what you learn!

#

Perata, Kyle T

From: Mike Murillo <mike.murillo@gmail.com>
Sent: Sunday, September 22, 2019 10:29 PM
To: Perata, Kyle T
Cc: Taylor, Cecilia
Subject: Regarding the Facebook Willow Village

Dear Kyle Perata,

I recently received the Notice of Preparation... regarding the Facebook Willow Village. I wanted to provide some comments as solicited.

I moved to the Bellehaven neighborhood around December of 2010. We bought our first home in neighborhood at that time and we used just about every penny in our accounts to do so. We consider ourselves very fortunate to have been able to do so and we may among the last to be able to buy here strictly on their savings, like folks used to do decades ago in the Bay Area.

About a year or two after we moved in, we received word that Facebook might be taking over the old Sun buildings that were now abandoned and we welcomed that as a future part of our neighborhood. It seemed like they could provide a tremendous amount of benefit to our neighborhood as they might catalyze a number of beautification projects, security improvements, and neighborhood services.

At around this time we had our first child and we spent a lot of time with him at the shoreline path around the future campus. We watched as they moved into their first building at the end of Willow and then as they build their second, more modern campus addition across the street. We saw some key improvements to the area along the way and we welcomed the improvements.

But that was just 1-2 years into the development. Seven years in now and I no longer welcome it.

At this point we are fatigued by the constant building of new offices and structures throughout the perimeter of our neighborhood, the impacts those projects have on traffic and our ability to leave to work and come home in the evening, the nearly constant noise of construction equipment and labor, and the amount of dust and construction related air pollution. I can take my finger to the sills of my windows every evening and notice the grey dust collected on its tip from just that days work.

I have two children who suffer from minor asthma and who have had airway sensitivities, sometimes needing to be hospitalized from airway inflammation. I often worry about how this constant construction has affected their developing lungs or exacerbated their asthma in a permanent way.

In addition, it's a strange and demeaning feeling to have dozens of air conditioned and wifi enabled buses descend on my area filled with people who's faces I will never see, who I will never know, whose travel and work is barely impacted and who come to use the locale in which my neighbors and I call home but never engage or participate in it. It's like having another city spring up 5 days out of the week only to leave it a ghost town by the weekend but whose impact is felt strongly. Meanwhile I struggle to get in and out of my own neighborhood and I sit in traffic, able to go only 3 miles in anywhere between 20-50 minutes without the luxury of getting work done on the way like the shuttles that tower around me.

I don't know what ability or chance there is to mitigate Facebook's growth at this point. If I had my choice I would love to see the following:

- Any future growth has to reduce traffic (not just maintain parity). It's a creative challenge that I am sure they can mobilize the resources to figure out.
- I would like to see the increase in affordable housing go from a minimum of 15% to 30% affordable housing to offset the loss of tenants in the neighborhood due to gentrification and traffic issues
- I would like to see more rigorous mitigations for air pollution created by demolition and construction activities, one means being the addition of more trees and plants as sound walls and traps for air particulate before and during construction
- I would like to have the new building space be more space efficient so that the acreage of open space and public park be increased by 50% from the proposed amount. I would also like this open space to connect with the Baylands more directly so that we can celebrate the incredible environmental heritage of this area and neighborhood. This would help with beautifying the neighborhood and reducing the feeling of claustrophobia as these massive projects enclose the community around its perimeter.

Please consider the needs of Bellehaven. The stuff that is happening here would really never be allowed in any other community in Menlo Park. Swing the pendulum a bit back in our favor.

Thank you for your time and consideration of my comments.

Mike Murillo
mike.murillo@gmail.com

Perata, Kyle T

From: Nancy Barnby <nancy.barnby@gmail.com>
Sent: Wednesday, September 25, 2019 3:10 PM
To: _Planning Commission
Subject: Willow Village

Follow Up Flag: Follow up
Flag Status: Flagged

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comments on the newest Facebook project:

While all of the Facebook projects have looked lovely on paper, and always dangle the promise of providing wonderful benefits for Menlo Park, the city has ignored some inevitable downsides of having FB in our city. I feel that as the EIR for this new project, Willow Village, is being put together, the city must require Facebook to submit a viable plan to mitigate traffic woes in the area. Further, the city should insist that FB submit such a plan before any new construction begins.

I do not live in Belle Haven, but have attended weekly classes in Spanish at the MP Senior Center for the past 15 years, so am well aware of increasing traffic problems in the area, problems which increase with every year. Please hold Facebook to outling for the city the manner in which they will mitigate any traffic problems which the ymay cause.

nancy barnby
spruce avenue, menlo park

TO: City of Menlo Park Planning Commission
FROM: Pamela D. Jones
DATE: 7 October 2019
SUBJECT: NOP Proposed Willow Village

Dear Mr. Peralta,

Thank-you for the opportunity to comment on the NOP for the Willow Village project.

The current Public Notice process may fail to reach the target population. Since there is no “local newspaper” for the effected neighborhoods, this process should follow the TIERS Public Engagement process approved by the City Council on June 11, 2019. This includes but not limited to multiple mailings, emails, link on mail City website, posting on frequented establishments, and City property.

There is currently no public information on the current number of Facebook employees and contracted employees in multiple buildings throughout District 1. Without this information it is impossible to access transportation impacts. Currently there is a pending Bus Stop Occupancy Plan which should also be included.

The Dumbarton Corridor project including train stop must be a part of the Environment Impact Report process. Current and proposed projects must also be included:

1. Bohannon Gateway (almost completed),
2. Gateway Family Housing,
3. Sobrato Office development,
4. SP Menlo LLC multi-family,
5. Menlo Uptown,
6. Menlo Portal, and
7. Hotels citizen and Moxy.

Comments specific to Discussion Topics:

1. Mix of land use and master plan development.
 - a. ConnectMenlo was adopted in 2016, there is now a City-wide discussion by residents and Council on how the vision of a live/work/play environment is being created in the Bayfront Area. The moratorium proposed by two Council members had overwhelming, City-Wide and deeply affected Belle Haven neighborhood, support. Currently two Council sub-committees are preparing reports to address ConnectMenlo and the Downtown Specific Plan. Vision and jobs-housing imbalance is are major themes.
It may prove useful to review Council meetings, CCIN, and community oral input to better understand the sentiment of residents, whether or not this information can be used directedly in the DEIR.
2. Site density and intensity
 - a. FAR should be reduced significantly for office. This project may bring 6,000 additional employees the current approximately 3,000. This number should be added to the Northern area that currently has approximately 18,000+ employees. This number will

increase as current office development is completed in the M2 area. It has been publicly stated that 35,000 employees are expected upon complete buildout. This number is approximately the same as the current population in the City of Menlo Park.

Additionally, there is no accurate data on the number (percentage) of displaced and current residents are employed by Facebook creating a work/life environment.

- b. There is a significant housing/jobs imbalance. A housing needs and displacement study must include change of property ownership, including LLCs for the past 10 years. In addition, the number of apartments and homes unoccupied, reserved for Airbnb, reserved for corporations, or otherwise unavailable to the public must be included.

Without full transparency, there can be no accurate assessment of the current effect on the closest neighborhoods.

- c. Although a hotel may bring some relief from corporate apartments, the location is next to the proposed Dumbarton Corridor train stop.
- d. A significant decrease (30% to 50%) in office will allow for an increase in housing 2,500 to 3,000 units through re-zoning.

In addition to senior housing, BMR should be increased to 25%, workforce housing 25%, and for-sale condos should be included. This will require a request from the developer and City policy change. At a minimum Menlo Park is responsible for its jobs-housing imbalance and should ensure mitigation.

3. Phasing

- a. The residential and commercial areas should be completed prior to any office development.
- b. The potential loss of the local businesses on Willow Road and Hamilton Avenue will create an additional hardship on the residential area.

4. Community amenities

- a. The suggested community amenities, except a grocery store and pharmacy, should be reviewed. The grocery store must be compatible with the needs of the current residents.

5. Publicly accessible open space

- a. A decrease in office development will allow for more open space creating a higher level of environmental balance and increased air pollution.

Study Session project analysis - Proposed circulation

The internal circulation must include a direct access to Bayfront Expressway from the Southern boundary. Traffic studies must include “cross-traffic” between University Avenue, O’Brien Avenue, and Willow Road. In addition, “cut-through traffic along Hamilton Avenue, Chilco Avenue, and Ivy Drive will need to be re-studied.

Public access must be included throughout the site.

The proposed Dumbarton corridor train stop on Willow Road and Bayfront Expressway must be included with traffic impacts on Willow Road traveling East.

City of Menlo Park must complete the process of acquiring Willow Road from Caltrans. Historically Caltrans has been slow to meet the requests for signal light phasing.

Enforcement of no bus, shuttle, or private vehicles on local streets is important. A substantial fine schedule should be developed for exceeding trip cap.

Pedestrian overcrossings should be researched and documented for pedestrian safety and increasing traffic speed. Overcrossings are not friendly to people with acrophobia.

Impact of traffic from Bohannon buildings, Sobrato proposed development, and Hotels shuttles, buses, and private vehicles (including Uber, Lyft and limousines).

Air Quality

A determination of environmental effect must have a base-line on the current effect on local residential areas, to compare with future measures. The closest EPA air quality monitoring is in Redwood City. This location is inadequate to measure our local area. San Mateo County Labs will be installing monitors in the Belle Haven neighborhood which may provide required information.

Perata, Kyle T

From: Patti L Fry <MenloPatti@gmail.com>
Sent: Monday, October 7, 2019 9:56 AM
To: _Planning Commission; _CCIN
Subject: Fwd: Facebook Willow Village EIR NOP comments

Follow Up Flag: Follow up
Flag Status: Flagged

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Planning Commissioners:

I am writing with additional comments and a correction to my previous email regarding the NOP:

Metrics and standards: The ConnectMenlo General Plan projections of growth should be used as the standard of evaluation, not ABAG projections. In some past projects' EIR's, impacts on such things as demand for housing have been written off because ABAG projected more housing would occur in the area despite the fact that ABAG's projections are not based on approved projects in the area or in Menlo Park; further, the ABAG housing projections have not proven to be reliable. This sort of circular reasoning has allowed projects to escape being part of the solution to the housing shortage, and allowed enormous job growth without commensurate growth in housing where people can live.

Menlo Park undertook a comprehensive planning effort to update its General Plan, with a primary focus on the "M-2"/"Bayfront" area within a timeframe through 2040. This went into effect January 6, 2017, and should be used as the standard for evaluating all types of growth and related impacts.

A correction: Based on the Facebook Development Agreement ("DA") Review document of 1/8/18, I had assumed there was a requirement to build 1,500 housing units on what is now the Willow Village and office park project site. However, the language in the Facebook Expansion Project DA inexplicably had no such requirement to build anything even though that project was projected to add 6,550 employees; in fact, that project's EIR concluded there was no impact on housing demand! But, it required Facebook to plan and design 1,500 housing units in a future project, while not requiring the building of any units. Text below from the DA, pages 23-24.

8.1.6 Commitment to Design Housing Units Pending Completion of General Plan Update. Subject to completion and approval of the pending ConnectMenlo process, which proposes updating the City's General Plan and rezoning portions of the Bayfront Area for mixed-use and residential uses, Facebook shall commit to the planning and design of at least

1,500 housing units on the approximately 56-acre site known as the Menlo Science & Technology Park located in the Bayfront Area. Facebook further agrees that any future application to develop residential units on the Menlo Science & Technology Park site will include a commitment to include no less than fifteen percent (15%) BMR units and/or workforce housing units (regardless of whether the proposed units are for sale or rentals). Facebook shall have no obligation to construct these units or to submitting an application for the future redevelopment of the Menlo Science & Technology Park site. The parties further recognize that any future redevelopment would be subject to a future discretionary review process including environmental review under the California Environmental Quality Act. In addition, this obligation shall only apply so long as the Menlo Science & Technology Park site is owned by Facebook (or an affiliate of Facebook) and shall not run with the land or bind bona-fide third party purchasers of the Menlo Science & Technology Park site in the event of a sale.

Please note that this requirement regarding planning for housing does not even run with the land, unlike most other provisions of entitlements. This re-emphasizes the importance to analyze impacts (negative and positive) by Phase in case Facebook/ Hibiscus Properties/Peninsula Innovation Partners or any future property owner decides to stop development along the way.

Respectively submitted,
Patti Fry, Menlo Park resident and former Planning Commissioner

----- Forwarded message -----

From: **Patti L Fry** <MenloPatti@gmail.com>

Date: Sun, Oct 6, 2019 at 4:56 PM

Subject: Facebook Willow Village EIR NOP comments

To: <planning.commission@menlopark.org>, Kyle Perata <ktperata@menlopark.org>

Dear Planning Commissioners,

Please consider the following comments regarding the scope and content of the EIR for the proposed "Willow Village" and office park project:

Phasing: The Willow Village and office park project is the largest project in Menlo Park history, according to news articles. The project is proposed to occur in phases. With uncertainties about the economy and other factors that could affect timing of these phases, the impacts of each proposed phase should be analyzed separately by Phase as they are proposed to occur (i.e., Phase 1, Phase 1 and Phase 2, all Phases). That way, measures necessary to mitigate or eliminate negative impacts can be identified and implemented as impacts occur by Phase rather than at the end of the final Phase, which may be many years in the future.

ConnectMenlo growth discrepancy: The ConnectMenlo General Plan approved in late 2016 has nearly reached its 2040 development projections, especially of Office, and its non-residential development cap, and is projected to exceed its hotel room cap. But not the cap or projections for housing units.

Thus, growth that was purported to occur over time is happening in a very short period and in an unbalanced way relative to projections. This time-concentration of growth and the impacts on the jobs/housing growth imbalance should be studied in this EIR.

Housing need impacts: Since the Facebook West Expansion Campus Development Agreement 8.1.6 (excerpt from 1/8/18 review attached) states that "Facebook shall commit to the planning and design of at least 1,500 housing units on the approximately 56-acre site known as the Menlo Science & Technology Park.", the EIR for the Willow Village project can only claim 235 housing units out of the proposed "approximately 1,735 housing units" to satisfy any incremental housing needs resulting from the rest of the Willow Village project. In other words, 1,500 units are related to the Facebook West Expansion project, its impacts, and its Development Agreement, not this project.

The Facebook West Expansion Development Agreement 15% BMR commitment seems to relate to "any future application" such as this one, however.

Alternative: An Alternative that must be studied is Reduced Office (only), at most at the Base level, while keeping proposed Housing and Retail/Community Serving Uses constant with the Proposed Project. As mentioned above, the ConnectMenlo 2040 projections for Office and Hotel are nearly reached, and it may not make sense for the city to approve exceeding those caps for some time. Thus, given the extreme regional housing shortage and high local needs for retail and other community serving uses, any Reduced Intensity Alternative should only comprise a reduction of Office square footage,

Metrics: The jobs/housing balance anticipated in the ConnectMenlo General Plan projections should be a standard by which this project is measured. Further, this project should be measured within the context of Facebook's footprint in Menlo Park. The Facebook worker density appears to be far higher than previously projected for the buildings occupied by Facebook. This project provides an opportunity to "right size" the impacts, rather than add to them, so the cumulative impact should be measured. Trips, greenhouse gas emissions, demand for water and housing, air quality, noise, etc. are all related to the overall growth.

Secondly, since traffic congestion is horrific in Menlo Park, the impacts of this project should be measured both by VMT (CEQA requirement now, I believe) as well as by congestion-related standards such as Level of Service at intersections and on roadways. Gridlock must be addressed.

Considerations: Considerations regarding the project should explicitly include its displacement of the Menlo Park Fire Protection district and Urban Search and Rescue training and storage facility, a dialysis clinic, Community Legal Services of East Palo Alto, and other community-serving tenants.

Respectfully submitted,
Patti Fry, Menlo Park resident and former Planning Commissioner

Perata, Kyle T

From: Peter Altman <paltman@biocardia.com>
Sent: Wednesday, September 25, 2019 5:46 PM
To: _Planning Commission
Subject: ENVIRONMENTAL IMPACT REPORT SCOPING SESSION AND STUDY SESSION FOR THE FACEBOOK WILLOW VILLAGE : TRAFFIC!!!

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Dear Planning Commission,

I just read through "NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC HEARING FOR THE ENVIRONMENTAL IMPACT REPORT SCOPING SESSION AND STUDY SESSION FOR THE FACEBOOK WILLOW VILLAGE MASTER PLAN PROJECT CITY OF MENLO PARK PLANNING COMMISSION MEETING OF OCTOBER 7, 2019"

I noted mention of the creation of 3600 new parking spaces, and the word "traffic" does not appear in the report. Traffic creating costly congestion, air pollution, and noise pollution are why the Willows is a less attractive neighborhood on the whole than it was ten years ago.

Please do a traffic assessment before you approve any plans. Please work to reduce traffic and the spread of the noise/air pollution it causes any way you can.

Thank you.

Peter

Peter Altman
2056 Menalto Avenue
Menlo Park, California 94025
650-255-4532 cell

Perata, Kyle T

From: Perata, Kyle T
Sent: Friday, September 27, 2019 12:25 PM
To: Perata, Kyle T
Subject: FW: ENVIRONMENTAL IMPACT REPORT SCOPING SESSION AND STUDY SESSION FOR THE FACEBOOK WILLOW VILLAGE : TRAFFIC!!!

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Thank you Kyle.

Just FYI – I tried to click on your email link to communicate to you directly in the planning document and it would not work.

The soot/pollution that comes down near our home since they cut down all the trees at Willow and 101 and all the noise has increased significantly. This impacts air quality and kid health.

The time to get off 101S onto Willow West in the evening has increased by 15 minutes on almost every night. For those going East I bet it is 25 minutes. Multiply this by a few thousand people and you have an enormous cost to society and decrease in quality of life.

All my best,

Peter



Kyle T. Perata
Principal Planner
City Hall - 1st Floor
701 Laurel St.
tel 650-330-6721
menlopark.org

Perata, Kyle T

From: Romain Tanière <rtaniere@yahoo.com>
Sent: Monday, October 7, 2019 12:14 PM
To: Perata, Kyle T; _Planning Commission
Subject: Willow-Village-EIR and study session F1 & G1 - 07 October 2019 Menlo Planning Commission

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Dear City Commissioners,

Nearby Kavanaugh East Palo Alto residents will benefit from the proposed new retail services and recreational amenities that are lacking east of US-101 but will also be affected by the new Willow Village Facebook Campus and we thank you for the opportunity to provide some feedback on the latest development proposal.

With Menlo Park's current city ordinance prohibiting nearby overnight parking and with the Willow Campus parking on the eastern side and the O'Brien/Willow connection next to the East Palo Alto Kavanaugh/Gloria neighborhood, residents have expressed concerns about increasing parking issues, speed/safety and nonresidential cut-through traffic between University, Willow and Bay corridors which need to be addressed now before construction begins. Therefore,

A. Traffic and parking on nearby East Palo Alto city streets (Kavanaugh, Gloria, University, etc... - Kavanaugh neighborhood) must be included and evaluated as part of the EIR and some of the impact project fees should go towards the city of East Palo Alto for safety and traffic mitigation measures such as:

1. To implement 2 new stop signs with pedestrian crossings on Kavanaugh Drive at Gloria Way and Clarence Court.
2. To install radar speed limit signs on Kavanaugh Drive and Gloria Way.
3. To perform an asphalt street resurfacing/reconstruction on Kavanaugh Drive with larger concrete sidewalks and rebuilt ADA compliant crosswalks/curbs/ramps, bury all overhead utility lines and install more lamp posts on all the electrical poles on Kavanaugh Drive, Gloria Way and all adjacent streets and courts to increase safety (Kirkwood, Clarence, Gertrude, Hazelwood, Farrington, Emmett, Ursula, Grace).
4. To conduct an engineering evaluation and implement the most appropriate and effective street traffic/speed calming devices (e.g. speed bumps, traffic circles at intersections, etc...) on Kavanaugh Drive (between O'Brien Dr and University Ave) and on Gloria Way (between Bay Rd and Kavanaugh Dr).
5. To include Notre Dame Ave / Kavanaugh Dr as a bike lane in the Bicycle Transportation Master Plan which would be a bicycle improvement/alternative to the busy Bay Rd / Newbridge St bike route to Willow Road.
6. To install lighting on University Avenue between Kavanaugh Drive and Bay Road either on the street side that has the sidewalk or on the median, lighting both side of the road like on the rest of University Avenue to increase safety (currently the side of the road that has lighting on this street portion is the one where there is no sidewalk).
7. To implement an all-red traffic light interval at the University/Kavanaugh/Notre Dame traffic light intersections.
8. To strengthen control and enforcement of speed/traffic/parking regulations.

From a design/planning perspective,

B. To limit vehicle traffic, the Willow/O'Brien/University area should be redeveloped with pedestrian/bicycle traffic in mind. As such, sidewalks with ADA compliant crosswalks/curbs/ramps, which at present are mostly nonexistent, should be constructed on both sides all along O'Brien Drive (as a continuation and similarly to what has been done at 1035 O'Brien Drive for example when it was rebuilt) and Kavanaugh Way in Menlo Park. Better lighting should be installed and bicycle lanes should be also developed on O'Brien Drive.

C. Paseos and streets in the Willow Campus should better connect to O'Brien Drive. As such, we would like the developer to work with other nearby landowners (10 Kelly Court, 1 Casey Court, 1215 O'Brien Drive) and specifically CSBio (Kelly Court, 1075 O'Brien) and 1105-1165 O'Brien Drive which are currently redeveloping their properties and finalizing their designs. This would allow the possibility of new connections with O'Brien and the new Willow campus street/paseo grid proposal (for example utilizing the current drainage channel between 1075 and 1105 O'Brien Drive and the previous fenced off connection between 20 Kelly Court and 960/1350 Hamilton).

D. Other more direct bus/street connections from Willow/University to Willow Village should be considered to limit residential traffic and avoid O'Brien Drive/Kavanaugh Drive.

E. Residents would like to have as much local greenery and as many community park amenities as possible since we do not have access to any public open space at present in the Kavanaugh East Palo Alto area. Therefore, we would like to have the O'Brien Park much bigger than the current planned size.

F. The redevelopment of Hetch Hetchy right of way should be included in the project to increase greenery and connect the proposed south park crescent between Ivy/Willow and O'Brien Parks. The developer of this project should work with relevant parties such as the city, nearby other landowners (1075 O'Brien Drive, 1320 Willow Road, 10 Kelly Court, 1 Casey Court, 1215 O'Brien Drive), and the SFPUC, to increase park/playground options on Hetch Hetchy such as secured children/toddlers areas and tennis/basketball/football/soccer/bocce courts, etc... This would create an additional south paseo and increase community park amenities serving both future employees and local residents.

G. The bigger Ivy/Willow park/open space is planned next to the busy Willow Road and should be reconsidered more into the Willow Village/O'Brien side.

H. The Ivy/Willow park/open space should not be limited as a sport's/multi use field which will be only used by 1 or 2 leagues but should be planned as a full amenity community park such as the "awesome spot playground" (Modesto) or the "magical bridge playground" (Palo Alto) and include a community center next to it.

I. Include and allow rooftop accessible mixed use business/retail spaces such as bars/restaurants.

J. Allow options to include and connect a future Dumbarton transit/commuting center to the Willow Village Campus.

Thank you very much for your consideration.

Romain Taniere

East Palo Alto, Kavanaugh neighborhood resident.



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SS1 Study Session and Staff Report 19-212-CC - 15 October 2019 Menlo Park City Council

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From: domainremoved <[Romain](#)>

Date: Tue, 15 Oct 2019 04:59:59 +0000 (UTC)

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Dear Council members and city staff,

Nearby Kavanaugh East Palo Alto residents will benefit from the proposed new retail services and recreational amenities that are lacking east of US-101 but will also be affected by the new Willow Village FaceBook Campus and we thank you for the opportunity to provide some feedback on the latest development proposal.

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I. Include and allow rooftop accessible mixed use business/retail spaces such as bars/restaurants.

J. Allow options to include and connect a future Dumbarton transit/commuting center to the Willow Village Campus.

Thank you very much for your consideration.

Romain Taniere

East Palo Alto, Kavanaugh neighborhood resident.

Received on Mon Oct 14 2019 - 21:59:59 PDT

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Non-profit / Community Organizations



COMMITTEE FOR
GREEN FOOTHILLS

October 18, 2019

The Honorable Planning Commission
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

Dear Commissioners:

I am writing on behalf of the Committee for Green Foothills. Green Foothills works to protect, enhance and improve natural resources, farm lands, and parks in San Mateo and Santa Clara Counties. We represent over 1000+ households who support increasing and improving parks, farmlands, open spaces and natural resources.

We are writing today concerning the Notice of Preparation of an Environment Impact Report for the Facebook Willow Village. After reviewing the documents, we noticed a lack of sea level rise sustainability and flood resiliency included in the scoping. As this area is expected to flood with rising seas, we respectfully request the requisite documents include considerations around such contingency. As future inundation is expected to impact the public financially, we feel that such a request will benefit the entire community.

Thank you for your consideration.

Respectfully,

Helen Wolter
Legislative Advocate



To: Kyle Perata, Principle Planner
Re: Facebook Willow Village EIR comments
Date: October 18, 2018

Dear Mr. Perata,

Following are comments and recommendations regarding the Facebook Willow Village EIR from Menlo Together, a group focusing on housing affordability, sustainable transportation, environmental sustainability and social equity in Menlo Park.

A Willow Village project has the potential to provide much-needed housing at multiple income levels and needed services.

1) Project alternatives. The staff report prepared for the Planning Commission states that the consultant has budgeted for up to two additional alternatives beyond the required Reduced Intensity Alternative and the No Project Alternative.

The EIR should study a lower office alternative that includes 1 million square feet of office and a higher housing alternative that includes up to 3,000 units of housing by using the density bonus for more BMR and using space not used by office. A better balance between jobs and housing could help reduce displacement in Belle Haven and nearby communities. Please study the housing needs and VMT consequences of providing 20% Below Market Rate Housing.

These alternatives would require reporting on the vehicle miles traveled consequences of less office and more housing.

2) Housing Needs Assessment. The findings of this assessment, which will include projected direct and indirect employment generated by the project and the subsequent housing need, will present a more comprehensive picture than the EIR of the project's impact on housing. In addition, this report should show cumulative impacts of the relative amounts of housing and job growth since Facebook initially moved in, including the "fit" between the affordability of housing and the additional jobs. Understanding the "multiplier effect" of a development of this size on the City and its environs will be key to further refining the project. Along with the EIR, the findings of this report should guide the decisions of City Council moving forward.

3) Transportation. During the time that the EIR analysis is being done, Facebook is also studying Dumbarton Rail. Please report on the impacts on VMT if/when Dumbarton Rail is in place, using the

results of the other FB studies in progress. In addition, if such information is available, please report on the nature and impacts of transportation to and from the Willow station which will be adjacent or co-located with the development.

4) Phasing. The proposed phasing has accelerated housing, which is very good, given the displacement pressure caused by much faster jobs growth. However, the grocery store which has been long requested by the community is in phase 3. It would be valuable to the community to move that sooner. Please report on the VMT consequences of having the grocery/pharmacy amenities available in different phases of the project.

Regarding phasing, if feasible, please report on the variables separately. For example,

Current proposal, with Dumbarton rail

Current proposal, without Dumbarton rail

1M sqft office, 3000 homes, with Dumbarton rail

1M sqft office, 3000 homes, without Dumbarton rail

5) Energy. The project description states that the project will meet 100% of energy demand through a combination of measures that could include onsite generation, purchase of 100% renewable, purchase of local renewable in Menlo Park, or purchase of credits/offsets. The most recent "Reach Code" policy adopted by the city eliminates credits/offsets. Please do not include credits/offsets as options for this project, which is sizeable enough to meet the goals with beneficial local environmental improvements.

Thank you for your consideration,

Adina



Adina Levin

On behalf of Menlo Together

<https://menlotogether.org>

650-646-4344

Perata, Kyle T

From: Phil Gutierrez <phil@mid-pen.org>
Sent: Tuesday, October 8, 2019 8:39 PM
To: Perata, Kyle T
Subject: Willow Village and Mid-Peninsula High School
Attachments: MPHS site plan.jpg

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Dear Mr. Perata,

My name is Phil Gutierrez, head of school at Mid-Peninsula High School. Our campus is right next door to 1350-1390 Willow Road. As the closest neighbor to the project, we have a vested interest in its development and possible impacts. In particular, we share neighborhood concerns about increased traffic on Willow Road.

One possible mitigation is a reworking of the intersection of Ivy Drive and Willow Road so that Ivy Drive leads straight into Mid-Pen's parking lot. (See the attached PDF.) A signal at our parking lot would allow drivers to go left, straight, or right as they leave campus. Currently, our entryway is north of Ivy Drive, and every vehicle leaving from Mid-Pen has to make a right turn onto Willow Road. Even though a vast majority of our teachers and students need to head to the southwest toward 101, we all have to head to the northeast.

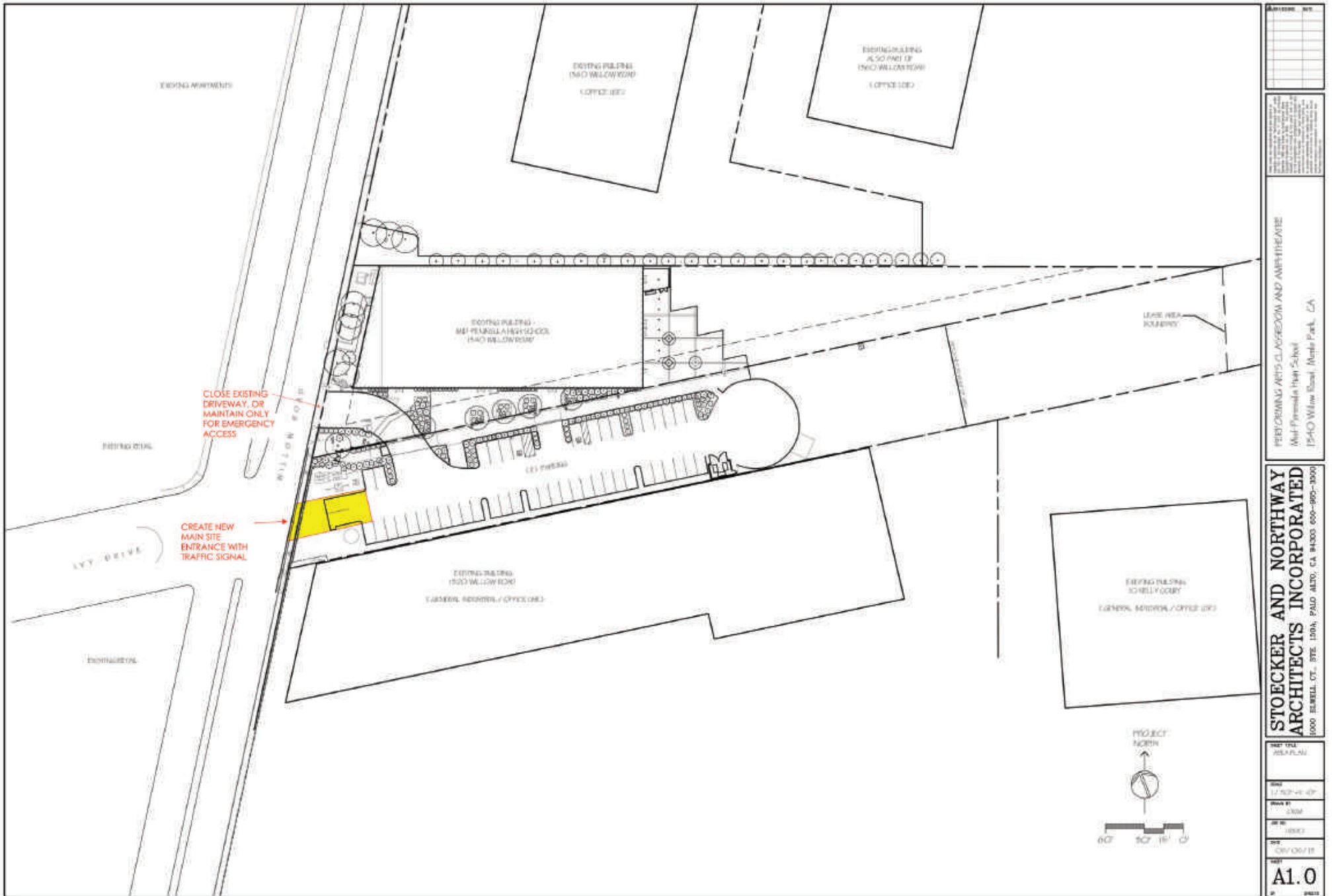
A reworked intersection that creates a main entry into our parking lot and allows for a left turn onto Willow Road would reduce traffic on Willow Road, and that would be a community benefit. I have been in contact with Signature Development Group about the intersection, and I hope that you and your colleagues consider this option. I realize that Caltrans and SFPUC will be part of this conversation as well.

Can you please confirm that you have received this message? I'm happy to answer any questions that you have.

Sincerely,
Phil

--
Phil Gutierrez
(he, him, his)
Hablo español.
Head of School
Mid-Peninsula High School
1340 Willow Road | Menlo Park | CA 94025
650.321.1991 x131 | www.mid-pen.org

College Prep, Less Stress



DATE	BY	REVISION	
			PROJECT NO. 1540 WILLOW ROAD, NAPA PARK, CA DRAWING NO. 1540 WILLOW ROAD, NAPA PARK, CA SCALE: AS SHOWN SHEET NO. A1.0 TOTAL SHEETS 88
PERFORMING ARTS CLASSROOM AND AMPHITHEATRE Mid Peninsula High School 1540 Willow Road, Napa Park, CA			
STOECKER AND NORTHWAY ARCHITECTS INCORPORATED 1000 HARBOR CT. STE. 100A, PALO ALTO, CA 94303 650-960-3000			
DATE	BY	REVISION	
			PROJECT NO. 1540 WILLOW ROAD, NAPA PARK, CA DRAWING NO. 1540 WILLOW ROAD, NAPA PARK, CA SCALE: AS SHOWN SHEET NO. A1.0 TOTAL SHEETS 88
A1.0 <small>PAGE 38</small>			

Public Agencies



City of East Palo Alto

Office of the City Manager

October 17, 2019

Kyle Perata, Principal Planner
Community Development Department
City of Menlo Park
701 Lauren Street
Menlo Park, CA 94025

Subject: Notice of Preparation for the Facebook Willow Master Plan Project

Dear Mr. Perata:

This letter is provided in response to the Notice of Preparation (NOP) for the Facebook Willow Master Plan Project. I want to emphasize that East Palo Alto values its relationship with Menlo Park, and we hope to continue to work cooperatively on the many issues common to both of our communities.

Traffic

First, East Palo Alto is a city that is severely impacted by regional cut through traffic. To adequately analyze the potential impact of the proposed project, please add the following intersections to the Transportation Impact Analysis (TIA):

1. University Avenue and State Highway 84/Bayfront Expressway
2. University Avenue and Adams Drive
3. University Avenue and O'Brien Drive
4. University Avenue and Notre Dame Avenue
5. University Avenue and Kavanaugh Drive
6. University Avenue and Purdue Avenue
7. University Avenue and Bay Road
8. University Avenue and Willow Road
9. University Avenue and Runnymede Street
10. University Avenue and Bell Street
11. University Avenue and Donohoe Street
12. University Avenue/Highway 101 Southbound on-off ramp
13. University Avenue and Woodland Avenue
14. Donohoe Street and Cooley Avenue
15. Donohoe Street and Capital (Northbound Highway 101 off ramp)

16. Donohoe at East Bayshore Road
17. East Bayshore Road and Holland Street
18. Saratoga Avenue and Newbridge Street
19. University Avenue and the Highway 101 Northbound Ramp
20. East Bayshore Road at Euclid Avenue
21. East Bayshore at O'Conner/Shopping Center
22. East Bayshore at Clarke Avenue
23. East Bayshore Road and Pulgas Avenue

The prior to the release of the Draft EIR the City of East Palo Alto request that Menlo Park to identify specific City intersections and grade separations and to specify in advance the specific trip reduction measures and transit capacity enhancements they will implement as mitigation between 2019 and 2035 or the end of the current General Plan build out horizon. Without additional detail regarding impacts from all auto trips (i.e. not just peak direction trips, and not assuming trip credits), and without specific mitigation measures, the City cannot determine whether the project is effectively addressing its contribution to cumulative traffic volumes and congestion in our City.

Settlement Agreement

Pursuant to Section 2.6 of the Menlo Park General Plan Settlement Agreement, when the preparation of an EIR is required, concurrent with the preparation of the EIR, Menlo Park will conduct a Housing Needs Assessment (HNA). The scope of the HNA, to the extent possible, shall include an analysis of the multiplier effect for indirect and induced employment by the development project and its relationship to the regional housing needs market and displacement. The DEIR should be consistent with all relevant terms of the Settlement Agreement.

Jobs/Housing Ratio

The City of East Palo Alto provides a significant amount of housing stock in Silicon Valley. East Palo Alto has more housing units than jobs, the lowest market rate prices in the region, and approximately 30% (or 2,405 of 7,759 units) of the total housing units are currently registered (non exempt) in the Rent Stabilization Program. East Palo Alto is an island of affordable housing surrounded by several of the most expensive housing markets in the nation. The City is concerned that the proposed development may exacerbate the existing housing crisis in East Palo Alto by displacing current residents and/or creating a need for the City to provide additional units without sufficient resources to adequately address the need.

Please provide an analysis of how the project will impact the jobs-housing ratio in Menlo Park, and analyze or provide the following information and analysis with regard to the impact on housing and the potential displacement of East Palo Alto residents:

- The net number of new market rate and affordable units permitted and constructed in the last 10 years in Menlo Park.
- An analysis of where it is anticipated that the new employees will live, based on zip code level data.

If you have any questions, you may call me at (650) 853-3189 or reach me by email at: pheisinger@cityofepa.org.

Population Estimates and Growth.

The total population resulting from indirect household growth in Menlo Park should be identified and compared to the City's projected population growth as part of the impact discussion.

Yours truly,

Patrick Heisinger
Interim Assistant City Manager
pheisinger@cityofepa.org.

cc: East Palo Alto City Council
Jaime Fontes, City Manager



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

Notice of Preparation

RECEIVED

SEP 30 2019

CITY OF MENLO PARK
BUILDING DIVISION

September 18, 2019

To: Reviewing Agencies
Re: Willow Village Master Plan Project
SCH# 2019090428

Attached for your review and comment is the Notice of Preparation (NOP) for the Willow Village Master Plan Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Kyle Perata
Menlo Park, City of
701 Laurel Street
Menlo Park, CA 94025

with a copy to the State Clearinghouse in the Office of Planning and Research at state.clearinghouse@opr.ca.gov. Please refer to the SCH number noted above in all correspondence concerning this project on our website: <https://ceqanet.opr.ca.gov/2019090428/2>.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

cc: Lead Agency

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL 1-916-445-0613 state.clearinghouse@opr.ca.gov www.opr.ca.gov

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

2019090428

Project Title: Willow Village Master Plan Project

Lead Agency: City of Menlo Park Contact Person: Kyle Perata
 Mailing Address: 701 Laurel Street Phone: 650.330.6721
 City: Menlo Park Zip: 94025 County: San Mateo

Project Location: County: San Mateo City/Nearest Community: Menlo Park
 Cross Streets: Willow Road/Hamilton Avenue/Hamilton Court Zip Code: 94025
 Longitude/Latitude (degrees, minutes and seconds): 37 ° 28 ' 42 " N / 122 ° 08 ' 53 " W Total Acres: 59
 Assessor's Parcel No.: 055-440-050; 055-440-130; etc Section: 23 Twp.: 5S Range: 3W Base: Pulgas
 Within 2 Miles: State Hwy #: US 101, SRs 84, 109 & 114 Waterways: SF Bay
 Airports: n/a Railways: n/a Schools: Mid-Peninsula, Cesar

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other:
 Mit Neg Dec Other:

Governor's Office of Planning & Research

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone **SEP 18 2019** Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan **STATE CLEARINGHOUSE** Other:

Development Type:

Residential: Units 1,735 Acres _____
 Office: Sq.ft. 1.75M Acres _____ Employees _____
 Commercial: Sq.ft. 200K Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: 10K community center + 5 acres of parks
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW
 Waste Treatment: Type _____ MGD
 Hazardous Waste: Type _____
 Other: Hotel: 175K; 200-250 rooms

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: GHG, Energy

Present Land Use/Zoning/General Plan Designation:

O-B (Office Bonus) and R-MU-B (Residential Mixed-Use Bonus)

Project Description: (please use a separate page if necessary)

The Proposed Project would demolish all existing onsite buildings and landscaping and construct new buildings and site improvements. The Proposed Project would result in a net increase of approximately 1 million square feet (sf) of nonresidential uses (office space and non-office commercial/retail), for a total of approximately 2 million sf of nonresidential uses at the Project Site. The nonresidential sf would include approximately 1,750,00 sf offices, up to 200,00 sf retail/non-office commercial uses, and approximately 10,000 sf community serving space. In addition, the Proposed Project would include multi-family housing units (approximately 1,735 units), a hotel (approximately 200-250 rooms), an approximately 4-acre park, and other public open space. The Project Site would include a circulation network for vehicles, bicycles, and pedestrians inclusive of both

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

JOP Distribution List

County: San Mateo *dk*

SCH# 2019090428

Resources Agency

- Resources Agency
Nadell Gayou
- Dept. of Boating & Waterways
Denise Peterson
- California Coastal Commission
Aliyson Hillt
- Colorado River Board
Elsa Contreras
- Dept. of Conservation
Crina Chan
- Cal Fire
Dan Foster
- Central Valley Flood Protection Board
James Herota
- Office of Historic Preservation
Ron Parsons
- Dept of Parks & Recreation
Environmental Stewardship Section
- S.F. Bay Conservation & Dev't. Comm.
Steve Goldbeck
- Dept. of Water Resources
Resources Agency
Nadell Gayou

Fish and Wildlife

- Depart. of Fish & Wildlife
Scott Flint
Environmental Services Division
- Fish & Wildlife Region 1
Curt Babcock
- Fish & Wildlife Region 1E
Laurie Harnsberger
- Fish & Wildlife Region 2
Jeff Drongesen
- Fish & Wildlife Region 3
Craig Weightman

- Fish & Wildlife Region 4
Julie Vance
- Fish & Wildlife Region 5
Leslie Newton-Reed
Habitat Conservation Program
- Fish & Wildlife Region 6
Tiffany Ellis
Habitat Conservation Program
- Fish & Wildlife Region 6 I/M
Heidi Calvert
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Wildlife M
William Paznokas
Marine Region

Other Departments

- California Department of Education
Lesley Taylor
- OES (Office of Emergency Services)
Monique Wilber
- Food & Agriculture
Sandra Schubert
Dept. of Food and Agriculture
- Dept. of General Services
Cathy Buck
Environmental Services Section
- Housing & Comm. Dev.
CEQA Coordinator
Housing Policy Division

Independent Commissions, Boards

- Delta Protection Commission
Erik Vink
- Delta Stewardship Council
Anthony Navasero
- California Energy Commission
Eric Knight

- Native American Heritage Comm.
Debbie Treadway
- Public Utilities Commission
Supervisor
- Santa Monica Bay Restoration
Guangyu Wang
- State Lands Commission
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Cal State Transportation Agency CalSTA

- Caltrans - Division of Aeronautics
Philip Crimmins
- Caltrans - Planning
HQ LD-IGR
Christian Bushong
- California Highway Patrol
Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

- Caltrans, District 1
Rex Jackman
- Caltrans, District 2
Marcelino Gonzalez
- Caltrans, District 3
Susan Zanchi
- Caltrans, District 4
Patricia Maurice
- Caltrans, District 5
Larry Newland
- Caltrans, District 6
Michael Navarro
- Caltrans, District 7
Dianna Watson
- Caltrans, District 8
Mark Roberts

- Caltrans, District 9
Gayle Rosander
- Caltrans, District 10
Tom Dumas
- Caltrans, District 11
Jacob Armstrong
- Caltrans, District 12
Maureen El Harake

Cal EPA

Air Resources Board

- Airport & Freight
Jack Wursten
- Transportation Projects
Nesamani Kalandiyur
- Industrial/Energy Projects
Mike Tollstrup
- California Department of Resources, Recycling & Recovery
Kevin Taylor/Jeff Esquivel
- State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance
- State Water Resources Control Board
Cindy Forbes - Asst Deputy
Division of Drinking Water
- State Water Resources Control Board
Div. Drinking Water # _____
- State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality
- State Water Resources Control Board
Phil Crader
Division of Water Rights
- Dept. of Toxic Substances
Control Reg. # _____
CEQA Tracking Center
- Department of Pesticide Regulation
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- RWQCB 1
Cathleen Hudson
North Coast Region (1)
- RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)
- RWQCB 3
Central Coast Region (3)
- RWQCB 4
Teresa Rodgers
Los Angeles Region (4)
- RWQCB 5S
Central Valley Region (5)
- RWQCB 5F
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R
Central Valley Region (5)
Redding Branch Office
- RWQCB 6
Lahontan Region (6)
- RWQCB 6V
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7
Colorado River Basin Region (7)
- RWQCB 8
Santa Ana Region (8)
- RWQCB 9
San Diego Region (9)
- Other _____
- _____
- _____
- _____
Conservancy

NATIVE AMERICAN HERITAGE COMMISSION

Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95891 Phone: (916) 373-3710
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>



RECEIVED

SEP 30 2019

CITY OF MENLO PARK
BUILDING DIVISION

September 24, 2019

Kyle Perata
Menlo Park, City of
701 Laurel Street
Menlo Park, CA 94025

RE: SCH# 2019090428, Willow Village Master Plan Project, San Mateo County

Dear Mr. Perata:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. **Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. **Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. **Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. **Examples of Mitigation Measures That, if Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. **Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Staff Services Analyst

cc: State Clearinghouse

Perata, Kyle T

From: Mendoza, Jonathan S <JSMendoza@sfwater.org>
Sent: Friday, October 11, 2019 12:22 PM
To: Perata, Kyle T
Cc: Ramirez, Tim; Natesan, Ellen; Wilson, Joanne; Fournet, John; Read, Emily; Russell, Rosanna S; Wong, Christopher J; Brasil, Dina; Rodgers, Heather; Li, Annie (PUC); Feng, Stacie; Leung, Tracy; Torrey, Irina
Subject: Willow Village Master Plan Project EIR - SFPUC NOP Comments
Attachments: Menlo Park City Council – Notice of Public Meeting - Facebook Willow Village; FINAL-Amended Right of Way Integrated Vegetation Management Policy.pdf; FINAL Interim Water Pipeline Right of Way Policy.pdf; SFPUC_Basemap-Facebook_Willow_Village.pdf; Willow Campus_Scoping and Study Session with NOP.pdf; Willow_Village_Existing-Conceptual_Plans_06-06-19-SFPUC_Mark-Up.pdf; SFPUC_Basemap-Facebook_Willow_Village.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Kyle Perata, Principal Planner
City of Menlo Park
Community Development Department, Planning Division
701 Laurel Street
Menlo Park, CA 94025

Sent Via Email to: ktperata@menlopark.org

Dear Mr. Perata:

The San Francisco Public Utilities Commission (SFPUC) received the attached Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the **Peninsula Innovation Partners/Facebook (project sponsor) Willow Village Master Plan Project (project)**. Thank you for the opportunity to provide comments. The City and County of San Francisco, through the SFPUC, is submitting comments to the **City of Menlo Park (Lead Agency)** so that the SFPUC's right-of-way (ROW) property interests and infrastructure are properly described in the plan and impacts to those interests are properly analyzed. I am also providing you with the attached April 26, 2019 email of SFPUC comments that were previously submitted to the City of Menlo Park – please include all SFPUC correspondence as part of the project administrative record.

To assist you with the preparation of the proposed project DEIR, the SFPUC provides the following comments:

General SFPUC Information

The SFPUC owns and manages land and water system infrastructure for its own exclusive use that is part of the Hetch Hetchy Regional Water System. The primary use of SFPUC lands is for the delivery, operation, maintenance and protection of water, power, and sewer systems. The SFPUC provides drinking water to 2.7 million people in the San Francisco Bay Area, including to the City of Menlo Park. The SFPUC owns an 80-foot wide parcel in-fee as part of the Hetch Hetchy Regional Water System right-of-way (ROW) along the southern boundary of the project area. This ROW contains three (3) high-pressure water transmission pipelines (Bay Division Pipelines Nos. 1, 2, and 5) and appurtenances

(valves and vaults). For your reference, I am including a map of the vicinity showing the *approximate* SFPUC property boundary and pipelines (see PDF file “**SFPUC Basemap-Facebook_Willow_Village**”). *The SFPUC pipelines and property ownership must be described as part of the existing setting in the DEIR.*

Potential Issues/Conflicts

I understand that the project is to comprehensively redevelop an approximately 59-acre site located at 1350-1390 Willow Road, 925-1098 Hamilton Avenue, and 1005-1275 Hamilton Court. Based on the attached June 2019 plan excerpt (see PDF file “**Willow_Village_Existing-Conceptual_Plans_06-06-19-SFPUC_Mark-Up**”), it appears that the project includes a proposal to construct a new public ROW street connection over the SFPUC ROW property to O’Brien Drive. As mentioned in the attached April 26, 2019 email to the City of Menlo Park, the SFPUC has not formally reviewed nor approved the proposed public street (or the “Bike Lane/Paseo” for the **1350 Adams Court Project** located immediately east of the **Willow Village Master Plan Project**) on SFPUC property. The proposed street connection improvements to O’Brien Drive may impact the SFPUC pipelines and appurtenances (see PDF file page 2 of “**Willow_Village_Existing-Conceptual_Plans_06-06-19-SFPUC_Mark-Up**” for appurtenances location).

Secondary uses of SFPUC lands may be permitted if those uses do not in any way interfere with, endanger, or damage existing or future operations of SFPUC systems. **Please note: the SFPUC does not allow its property to be used to fulfill any third-party development requirements; or to permanently mitigate third-party project impacts on SFPUC property.** To obtain SFPUC feedback on the proposed project, the SFPUC invites the City of Menlo Park to participate in the *SFPUC’s Project Review Process* to propose the *conceptual* project uses on SFPUC property. For more information about the SFPUC’s Project Review process, please see below.

Below are SFPUC questions/comments in response to bulleted excerpts from the NOP – the DEIR should expand on these topics:

- ***“The Project Site would generally be developed beginning along the southern portion of the site and moving north with the northwest portion being completed last.”***

Does the first phase of development include the proposed street connection over the SFPUC ROW property to O’Brien Drive? Please clarify when the street connection would be built. The proposed street extension must be reviewed in the SFPUC Project Review process. If the lead agency and/or project sponsor propose constructing the proposed street connection at the beginning of the project, then the lead agency should commence the Project Review process immediately to receive feedback and direction from the SFPUC.

- ***“The proposed project would demolish existing onsite buildings and landscaping and construct new buildings within a Town Square District, a Residential/Shopping District, and a Campus District.”***

Does the project sponsor propose temporarily accessing, staging or placing vehicles or heavy equipment on the SFPUC ROW to demolish the existing building(s) on the adjacent project site? Does the lead agency and/or project sponsor propose temporarily accessing, staging or placing vehicles or heavy equipment on the SFPUC ROW to build the new building(s) on the adjacent project site? Please disclose any temporary use proposal on SFPUC property; potential impacts to SFPUC property; and proposed temporary mitigation measures to address impacts. Any proposed use of SFPUC property must be reviewed and authorized by the SFPUC.

- ***“PROJECT APPROVALS AND ANALYSIS: The Proposed Project would require a Zoning Map Amendment to modify the circulation within the Project Site and the proposed site connections to the surrounding roadway network.”***

Thank you for listing the SFPUC as a Responsible Agency. The EIR should clarify that the SFPUC must review and approve any proposed improvements, including the proposed street connection, on SFPUC property.

- ***“The Project Site would be bisected by the proposed north-south Main Street, which would provide access to all three districts. The Project Site would include a circulation network for vehicles, bicycles, and pedestrians inclusive of both public rights-of-way and private streets, generally aligned in an east-to-west and a north-to-south grid. The exact amount of dedicated public rights-of-way will be determined through the City review***

process. Modifications to the total area of dedicated rights-of-way could affect the overall development potential at the Project Site and the Proposed Project would be adjusted accordingly."

There are SFPUC pipelines and appurtenances located adjacent to the proposed street connection to O'Brien Drive. The project sponsor should start developing engineering plans, incorporating SFPUC pipelines, to determine the feasibility of constructing the street connection over the SFPUC pipelines and adjacent to the SFPUC appurtenances. The street connection could impact SFPUC water transmission access, operations and maintenance. Please describe in detail the disruptions that could occur to the SFPUC's Hetch Hetchy Regional Water System while the proposed street is built and whether critical SFPUC infrastructure would be impacted and/or reconfigured. The Lead Agency should also analyze an alternative where the street connection, over SFPUC property to O'Brien Drive, is not built. The DEIR must include temporary mitigation measures to address any impacts to SFPUC property and infrastructure. Any proposed use of SFPUC property must be reviewed and authorized by the SFPUC.

- ***"To help prepare several of these sections and analyze the impacts, a transportation study will be prepared. The transportation study will focus on intersections, residential and non-residential roadway segments, and Routes of Regional Significance."***

The proposed Transportation Study and DEIR must evaluate in detail the safety of the proposed street connection, over SFPUC property, to O'Brien Drive. The intersection should be designed to ensure visibility of pedestrians and drivers crossing the intersection. The study must also include that SFPUC staff will need sufficient space to park vehicles and access SFPUC infrastructure and appurtenances from all sides of the SFPUC ROW near the proposed street connection to O'Brien Drive.

Project Review Process

All proposed projects and activities on SFPUC lands must be reviewed by the SFPUC's Project Review Committee (committee) to determine whether a proposal is compatible with SFPUC adopted plans and policies **prior** to obtaining written authorization from the SFPUC. During Project Review, the committee may require modifications to the proposal and/or require implementation of avoidance and minimization measures to reduce negative impacts and to ensure that the proposal conforms to applicable plans and policies. Therefore, it is important to schedule projects for review at the earliest opportunity to address any potential project issues. To initiate the Project Review process, **please visit www.sfwater.org/projectreview** to download the Project Review application. Once the application is completed, please email your application and supporting attachments (project description, maps, drawings and/or plans) to **projectreview@sfwater.org**. Completed applications with required attachments are scheduled for the next available Project Review Committee meeting date.

Right of Way Policies

For your reference, attached are the following two SFPUC ROW policies:

- **Interim Water Pipeline ROW Use Policy** – specifies uses allowed or prohibited within the SFPUC ROW (ex. land use, structures, utilities, etc.). Note: An applicant may not use SFPUC property to fulfill an open space, setback, emergency access, parking or other permitting/entitlement requirement; and
- **Integrated Vegetation Management Policy** – see section 12.005 for vegetation height specifications allowed within the SFPUC ROW.

The main design guideline (restriction) comes from the **Interim Water Pipeline ROW Use Policy** (no structures within 20-foot of the edges of the water transmission pipelines; and no pads/footings deeper than 6-inches). Projects on SFPUC property or near SFPUC infrastructure must be consistent with SFPUC-adopted policies and the SFPUC's primary mission as a water utility. This includes planning for SFPUC scheduled or emergency engineering, operations, or maintenance requirements/needs. ***The proposed DEIR must analyze the project for consistency with SFPUC adopted plans and policies.***

Please mail any hard copies of notices to the following address:

San Francisco Public Utilities Commission
Real Estate Services
525 Golden Gate Avenue, 10th Floor

San Francisco, CA 94102

Thanks for your time and attention. If you have any questions or need further information, please contact me.

Best,

Jonathan S. Mendoza

Associate Land and Resources Planner
Natural Resources and Lands Management Division
San Francisco Public Utilities Commission
1657 Rollins Road, Burlingame, CA 94010

C: 415.770.1997

O: 650.652.3215

F: 650.652.3219

E: jsmendoza@sfgwater.org

W: <http://www.sfgwater.org/ProjectReview>

NOTE: I am out of the office on Mondays



**NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT AND
NOTICE OF PUBLIC HEARING FOR THE ENVIRONMENTAL
IMPACT REPORT SCOPING SESSION AND STUDY SESSION
FOR THE FACEBOOK WILLOW VILLAGE MASTER PLAN PROJECT
CITY OF MENLO PARK PLANNING COMMISSION
MEETING OF OCTOBER 7, 2019**

NOTICE IS HEREBY GIVEN that the City of Menlo Park (City) will be the lead agency and will prepare an Environmental Impact Report (EIR) for the following proposed project:

Request by Peninsula Innovation Partners for a Master Plan to comprehensively redevelop an approximately 59-acre site located at 1350-1390 Willow Road, 925-1098 Hamilton Avenue, and 1005-1275 Hamilton Court. The proposed project would demolish approximately 1,000,000 square feet of existing office, industrial, research and development (R&D), and warehousing campus. The project site would be redeveloped with approximately 1,735 housing units (with a minimum of 15% affordable), up to 200,000 square feet of non-office/commercial retail uses (including a grocery store and pharmacy), approximately 1,750,000 square feet of offices, a hotel with approximately 200-250 rooms, an approximately 10,000 square foot community center, and approximately 9.8 acres of publicly accessible open space (including an approximately 4-acre public park). The proposal includes a request for an increase in height, floor area ratio (FAR), and density under the bonus level development allowance in exchange for community amenities, as outlined in the General Plan and Zoning Ordinance. The project site encompasses multiple parcels zoned O-B (Office) and R-MU-B (Residential Mixed Use). The proposed project is anticipated to include the following entitlements: Environmental Review, Conditional Development Permit, Development Agreement, Below Market Rate (BMR) Housing Agreement, Zoning Map Amendment, General Plan Amendments, Heritage Tree Permits, Vesting Tentative Map, Fiscal Impact Analysis and an appraisal to identify the Community Amenity Value. The project site contains a toxic release site, per Section 6596.2 of the California Government Code that would be remediated as part of the proposed project, in compliance with the applicable requirements of the California Department of Toxic Substance Control, the State Water Resources Control Board, and/or other responsible agencies.

The Notice of Preparation (NOP) for the EIR will be released on September 18, 2019. The EIR will address potential physical environmental effects of the proposed project on each of the environmental topics outlined in the California Environmental Quality Act (CEQA), except for Agricultural and Forestry Resources, Mineral Resources, and Wildfire that are not anticipated to result in significant environmental effects. The City is requesting comments on the scope and content of this EIR.

A copy of the Notice of Preparation (NOP) will be available for public review at the Main Menlo Park Library (800 Alma Street, Menlo Park), the Belle Haven Branch Library (413 Ivy Drive, Menlo Park), the Planning Division at City Hall (701 Laurel Street, Menlo Park), and online at the City Clerk's CEQA Notices page: <https://www.menlopark.org/Archive.aspx?AMID=76>, and on the City-maintained project page: <https://www.menlopark.org/1251/Willow-Village>.

The 30-day comment period for the NOP will run from **Wednesday, September 18, 2019** through **Friday, October 18, 2019**. Written comments must be submitted to the Community

Development Department no later than 5:00 p.m., **Friday, October 18, 2019**. Comments may be submitted by email to Kyle Perata, Principal Planner, (ktperata@menlopark.org) with "Willow Village Master Plan Project EIR" as the subject, or by letter to Kyle Perata, Principal Planner, Community Development Department, 701 Laurel Street, Menlo Park, CA 94025.

NOTICE IS HEREBY FURTHER GIVEN that said Planning Commission will hold a public hearing for the EIR Scoping Session and a Study Session on this item in the Council Chambers of the City of Menlo Park, located at 701 Laurel Street, Menlo Park, on **Monday, October 7, 2019**, at 7:00 p.m. or as near as possible thereafter, at which time and place interested persons may appear and be heard thereon.

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

Please call Kyle Perata, Principal Planner, if there are any questions or comments on this item. He may be reached at (650) 330-6721 or email at ktperata@menlopark.org. Written correspondence is typically considered a public record and may be attached to staff reports, which are posted on the City's web site.

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

Visit the City's website for Planning Commission agenda, public hearing and staff report information: www.menlopark.org

DATED: September 6, 2019

BY: Kyle Perata, Principal Planner

PUBLISHED: September 13, 2019, in The Daily News



NOTICE OF PREPARATION ENVIRONMENTAL IMPACT REPORT WILLOW VILLAGE MASTER PLAN PROJECT CITY OF MENLO PARK

Date: September 18, 2019

To:	State Clearinghouse State Responsible Agencies State Trustee Agencies Other Public Agencies Interested Organizations	From:	Kyle Perata Principal Planner City of Menlo Park 701 Laurel Street Menlo Park, CA 94025
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Subject: Notice of Preparation (NOP) of the Environmental Impact Report for the Willow Village Master Plan Project

Lead Agency: City of Menlo Park Planning Division

Project Title: Willow Village Master Plan Project

Project Area: City of Menlo Park

Notice is hereby given that the City of Menlo Park (City) will be the lead agency and will prepare an Environmental Impact Report (EIR) for the proposed Willow Village Master Plan Project (Proposed Project). The EIR will address the Proposed Project's potential physical environmental effects on each of the environmental topics outlined in the California Environmental Quality Act (CEQA), with the exception of agricultural or forestry resources, mineral resources, and wildfire. The City of Menlo Park is requesting comments on the scope and content of this EIR.

A scoping session will be held as part of the Planning Commission meeting on **October 7, 2019, at 7:00 p.m.** at the Menlo Park City Council Chambers, located at 701 Laurel Street, Menlo Park, CA 94025. The scoping session is part of the EIR scoping process and is the time when the City solicits input from the public and other agencies on specific topics they believe should be addressed in the environmental analysis. The focus of the scoping meeting will be the content that will be studied in the EIR. Written comments on the scope of the EIR may also be sent to:

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

Comments on the NOP are due no later than the close of the NOP review period at 5:00 p.m. on **October 18, 2019**. However, we would appreciate your response as soon as possible. Please send your written comments to Kyle Perata at the address shown above or via email to ktperata@menlopark.org with “Proposed Willow Village Master Plan Project EIR” as the subject. Public agencies providing comments are asked to include a contact person for the agency.

PROJECT LOCATION AND EXISTING CONDITIONS: The approximately 59-acre Menlo Science and Technology Park (Project Site) is located north of US 101 in the City of Menlo Park. The Project Site is bounded by the currently inactive Dumbarton Rail Corridor to the north, an existing life science complex to the east and south (Menlo Park Labs Campus), the Hetch Hetchy right-of-way corridor and Mid-Peninsula High School to the south, and Willow Road to the west. North of the currently inactive Dumbarton Rail Corridor, across State Route (SR) 84, are tidal mudflats and marshes along San Francisco Bay, the Don Edwards San Francisco Bay National Wildlife Refuge, and Ravenswood Slough. The Project Site is located within the vicinity of the existing Facebook campuses, which consist of the Classic Campus (East Campus) encompassing Buildings 10–19, located north of SR 84 on the former Sun Microsystems campus, and the West Campus encompassing Buildings 20, 21, 22 (expected to be operational by early 2020), and 23, located west of Willow Road on the former TE Connectivity campus. Figure 1 depicts the location of the Project Site.

The Project Site currently contains 20 buildings with a mix of office, research and development (R&D), and warehousing uses at the following addresses: 1350–1390 Willow Road, 925–1098 Hamilton Avenue, and 1005–1275 Hamilton Court. The existing site contains approximately 1 million gross square feet (gsf). Currently, Facebook occupies a number of the buildings for a variety of uses, including office space, employee amenities, research and development, and an employee health clinic. Other tenants occupy buildings pursuant to short-term leases, including the Menlo Park Fire Protection District (which uses an existing warehouse facility for storage and training), Satellite Healthcare (which operates a dialysis clinic), and Community Legal Services of East Palo Alto (which rents temporary office space). In total, approximately 3,500 people are currently employed at the Project Site.

PROJECT DESCRIPTION: The Proposed Project would demolish existing onsite buildings and landscaping and construct new buildings within a Town Square District, a Residential/Shopping District, and a Campus District. The Proposed Project would result in a net increase of approximately 1 million square feet (sf) of nonresidential uses (office space and non-office commercial/retail), for a total of approximately 2 million sf of nonresidential uses at the Project Site. In addition, the Proposed Project would include multi-family housing units, a hotel, indoor space dedicated for community facilities/uses, park building/improvements and open space.

The approximately 22-acre Residential/Shopping District would be located in the southwestern portion of the Project Site. The approximately 5-acre Town Square District would be located in the northwestern portion of the Project Site. Together, these two districts would include: approximately 1,735 residential units, which would include a minimum of 15 percent affordable/below market-rate units (approximately 261 units); up to approximately 200,000 sf of retail, including a grocery store, pharmacy, and restaurants (of which approximately 25,000 sf would be located on the ground floor along the east side of Main Street in the Campus District and would be open to the public); an approximately 175,000-sf hotel with 200-250 rooms and food services; an approximately 500 space parking structure intended to accommodate visitors/vendors to the office campus and hotel guests during normal business hours and provide retail overflow parking during evening and weekend time periods; and an approximately 10,000 sf indoor space dedicated to community facilities/uses adjacent to a 4-acre public park. In addition, an approximately 0.7-acre Town Square and 0.3-acre dog park would be accessible to the public.

The approximately 32-acre Campus District, located in the eastern portion of the Project site, would include approximately 1.75 million sf of office uses and employee-serving amenity space, along with two above-ground parking structures with approximately 3,100 parking spaces. Both parking structures would include

a ground-level Transit Hub to support private campus commuter shuttles and trams. Open spaces would include a chain of publicly-accessible spaces and gardens along Main Street, a landscaped area off O'Brien Drive, and various secure, interior open spaces for the Campus District users.

The Proposed Project is anticipated to be developed in three phases, with the first phase consisting of approximately 595,000 sf of offices, 767 residential units, and 3,000 sf of retail; the second phase consisting of approximately 633,000 sf of offices, 633 residential units, and 35,000 sf of retail; and the third phase consisting of approximately 522,000 sf of offices, 335 residential units, the hotel, and 137,000 sf of retail. The Project Site would generally be developed beginning along the southern portion of the site and moving north with the northwest portion being completed last.

The Project Site would be bisected by the proposed north-south Main Street, which would provide access to all three districts. The Project Site would include a circulation network for vehicles, bicycles, and pedestrians inclusive of both public rights-of-way and private streets, generally aligned in an east-to-west and a north-to-south grid. The exact amount of dedicated public rights-of-way will be determined through the City review process. Modifications to the total area of dedicated rights-of-way could affect the overall development potential at the Project Site and the Proposed Project would be adjusted accordingly.

PROJECT APPROVALS AND ANALYSIS: The Proposed Project would require a Zoning Map Amendment to modify the circulation within the Project Site and the proposed site connections to the surrounding roadway network. The Proposed Project would require a General Plan Amendment to the Circulation Element for the associated circulation changes. At the time of the release of this NOP, the City has received development applications for approximately 457 hotel rooms, which would exceed the development cap of 400 hotel rooms set by the General Plan; therefore, the Proposed Project could require a General Plan Amendment to the Land Use Element to increase the development cap for hotel rooms to accommodate the proposed 250 room hotel, unless the proposed hotel room count for this Proposed Project or the other projects are reduced. In addition, the following City discretionary approvals or analysis would be required prior to development at the Project Site:

- Conditional Development Permit
- Subdivision Map/Vesting Tentative Map
- Right-of-Way Abandonment
- Rezoning to Incorporate X Overlay
- Development Agreement
- Environmental Review
- Fiscal Impact Analysis
- Architectural Control/Future Design Review
- Tree Removal Permits
- Below-Market-Rate Housing Agreement
- Appraisal/Community Amenity Value Analysis

RESPONSIBLE AND OTHER AGENCIES: The agencies listed below are expected to review the Draft EIR to evaluate the Proposed Project:

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

- Native American Heritage Commission
- San Francisco Public Utilities Commission (SFPUC)

INTRODUCTION TO EIR: The purpose of an EIR is to inform decision-makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information for evaluating a proposed project and its potential to cause significant effects on the environment, examine methods of reducing adverse environmental impacts, and identify alternatives to a proposed project. The Willow Village Master Plan Project EIR will be prepared and processed in accordance with CEQA and the State CEQA Guidelines in effect at the time of the release of this NOP. Where appropriate the EIR for the Proposed Project will incorporate by reference analyses, discussions and mitigation measures from the program EIR certified on November 29, 2016 by the City Council for the ConnectMenlo General Plan Update. The EIR will include the following:

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

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

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

To help prepare several of these sections and analyze the impacts, a transportation study will be prepared. The transportation study will focus on intersections, residential and non-residential roadway segments, and Routes of Regional Significance.

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

- Agricultural or Forestry Resources
- Mineral Resources
- Wildfire

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

VARIANTS: The Proposed Project could include additional and/or alternative access to/from the Proposed Project Site, along with other onsite features than currently proposed. All potential variants to the Proposed Project will be analyzed in the EIR. Variants that could be analyzed currently include: realignment of Hamilton Avenue and relocation of the existing gas station; a grade-separated crossing over or under the currently inactive Dumbarton Rail Corridor/Willow Road for bicycles, pedestrians, and Facebook trams; an onsite emergency water storage tank; and a recycled water system for either public use or onsite use only. In addition, the EIR will analyze two housing variants: an increase in housing units up to a maximum of 2,000 housing units and a decrease in housing units to a minimum of 1,500 housing units. The ConnectMenlo program EIR analyzed up to 2,000 residential units at the Project Site; however, with the anticipated right-of-way dedication, the maximum number of residential units would be approximately 1,860 units. The analysis will also consider a variant to the programming of the proposed onsite park. The proposed 4-acre park is currently identified as being programmed with playing fields and a playground but could be programmed differently than currently proposed with potentially passive recreational uses instead of active uses. Any environmental impacts associated with the potential Proposed Project variants will be disclosed in the EIR.

ALTERNATIVES: Based on the significance conclusions determined in the EIR, alternatives to the Proposed Project will be analyzed to reduce identified impacts. Section 15126.6(e) of the State CEQA Guidelines requires the evaluation of a No Project Alternative. Other alternatives may be considered during preparation of the EIR and will comply with the State CEQA Guidelines, which call for a "range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project." The EIR will analyze a Reduced Intensity Alternative, the No Project Alternative, along with any other feasible alternatives that are proposed during the scoping process.

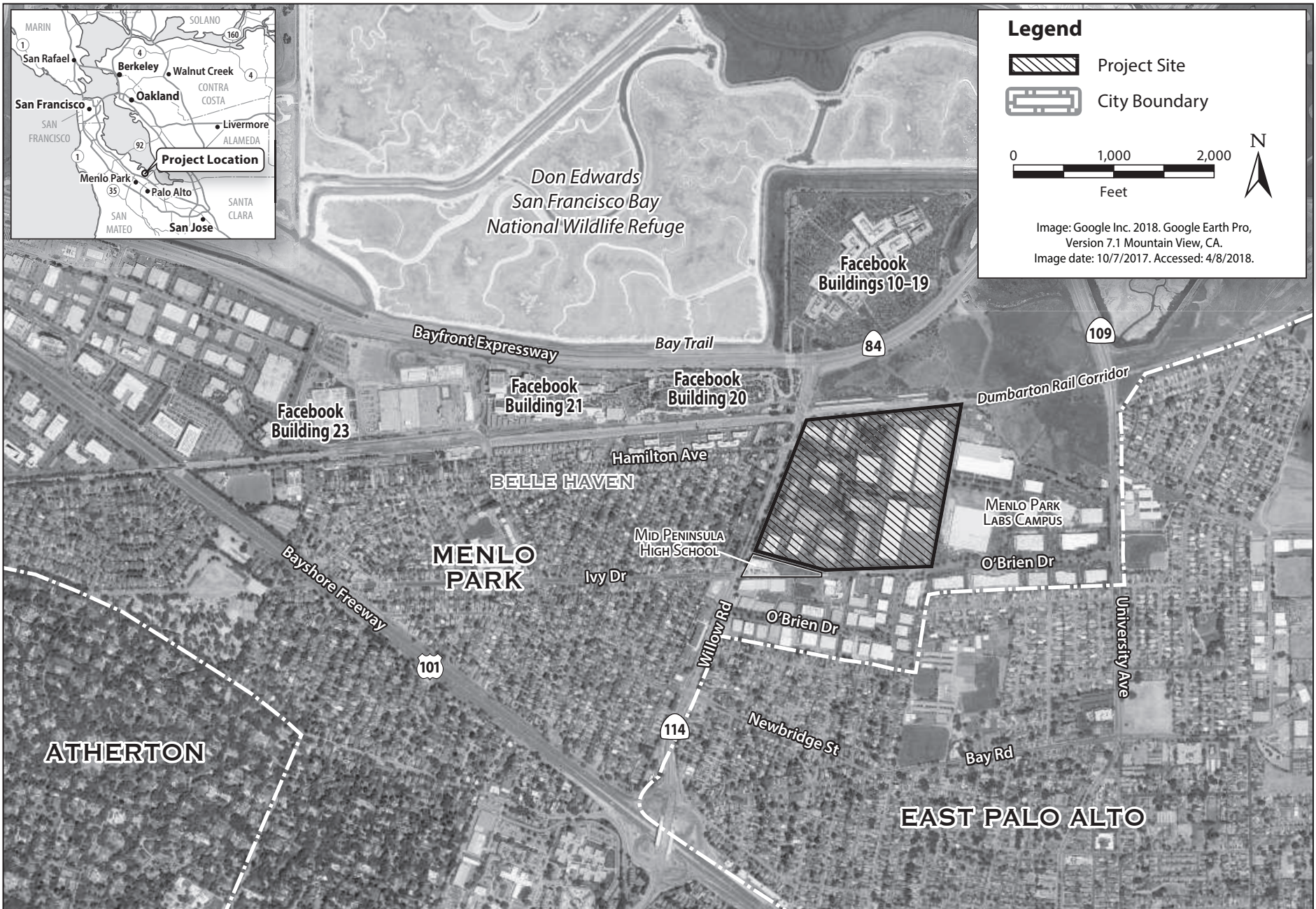
EIR PROCESS: Following the close of the NOP comment period, a draft EIR will be prepared that will consider all NOP comments. In accordance with State CEQA Guidelines Section 15105(a), the draft EIR will be released for public review and comment for the required 45-day review period. Following the close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



Kyle Perata, Principal Planner
City of Menlo Park

September 18, 2019

Date



ICF Graphics 0004018 (4-1-2019)

Figure 1
Project Location
 Willow Village Master Plan Project

Perata, Kyle T

From: Mendoza, Jonathan S <JSMendoza@sfwater.org>
Sent: Friday, April 26, 2019 2:10 PM
To: Perata, Kyle T
Cc: Ramirez, Tim; Natesan, Ellen; Wilson, Joanne; Read, Emily; Herman, Jane; Russell, Rosanna S; Brasil, Dina; Wong, Christopher J; Nelson, Chris; Li, Annie (PUC); Feng, Stacie; Leung, Tracy
Subject: Menlo Park City Council – Notice of Public Meeting - Facebook Willow Village
Attachments: RE: 1350 Adams Court Project EIR Scoping + Facebook Proposed Public Street and Bike/Paseo; SFPUC_Basemap-Facebook_Willow_Village.pdf; Menlo_Park_City_Council_Notice-Facebook_Willow_Village.pdf

Dear Mr. Perata:

Thank you for the attached Menlo Park City Council – Notice of Public Meeting to review and consider an appeal of the Planning Commission's approval of the **Facebook Willow Village** proposal by Peninsula Innovation Partners, LLC and Signature Development Group (on behalf of Facebook, Inc.). The SFPUC owns the adjacent 80-foot wide parcel in-fee as part of the Hetch Hetchy Regional Water System right-of-way (ROW) which provides drinking water to approximately 2.7 million customers in the San Francisco Bay Area. This ROW contains high-pressure water transmission pipelines (Bay Division Pipelines Nos. 1, 2, and 5). For your reference, I am including a map of the vicinity showing the **approximate** SFPUC property boundary and pipelines.

I was able to find the [refined plans and project description \(dated February 2019\)](#) on the City of Menlo Park's – Community Development webpage. Per the February 2019 plans, the **Facebook Willow Village** proposal includes a new street crossing over the SFPUC ROW to connect to O'Brien Drive. Please note that such improvements, like a new street crossings over the SFPUC ROW, must be review and approved by the SFPUC.

In addition, the [February 2019 project description](#) (Section 4 – Willow Village Entitlements) should acknowledge that the City and County of San Francisco, through its San Francisco Public Utilities Commission, must review and approve improvements proposed within the SFPUC ROW near the south/southeast corner of the project site. The SFPUC has not formally reviewed nor approved the proposed public street (or "Bike Lane/Paseo" for the **1350 Adams Court Project** located immediately east of the **Facebook Willow Village**) on SFPUC property. The SFPUC submitted similar comments in January 2019 for the **1350 Adams Court Project** (attached is an email containing the SFPUC Real Estate Director's, Rosanna Russell's, comments and my comments).

SFPUC Project Review Process

All proposed projects and activities on SFPUC lands must be reviewed by the SFPUC's Project Review Committee (committee) to determine whether a proposal is compatible with SFPUC adopted plans and policies *prior* to obtaining written authorization from the SFPUC. During Project Review, the committee may require modifications to the proposal and/or require implementation of avoidance and minimization measures to reduce negative impacts and to ensure that the proposal conforms to applicable plans and policies. Therefore, it is important to schedule projects for review at the earliest opportunity to address any potential project issues.

To initiate the Project Review process, project sponsors/applicants must visit the SFPUC's Project Review Committee webpage at <http://sfwater.org/ProjectReview> to download a copy of the current Project Review application. **Once the application is completed, the project sponsor must email their application and supporting attachments (project description, maps, drawings and/or plans) to projectreview@sfwater.org.** Completed applications with required attachments are scheduled in the order they are received for the next available Project Review Committee meeting date.

Please let me know if you have any questions. I can be reached at 415.770.1997.

Best,

Jonathan S. Mendoza

Associate Land and Resources Planner
Natural Resources and Lands Management Division
San Francisco Public Utilities Commission
1657 Rollins Road, Burlingame, CA 94010

C: 415.770.1997

O: 650.652.3215

F: 650.652.3219

E: jsmendoza@sfgwater.org

W: <http://www.sfgwater.org/ProjectReview>

NOTE: I am out of the office on Mondays



Hetch Hetchy Regional Water System

Services of the San Francisco Public Utilities Commission

SFPUC Interim Water Pipeline Right of Way Use Policy for San Mateo, Santa Clara, and Alameda Counties

Approved January 13, 2015

by

SFPUC Resolution No. 15-0014

as an amendment to the SFPUC Real Estate Guidelines

SFPUC Water Pipeline Right of Way Use Policy for San Mateo, Santa Clara, and Alameda Counties

As part of its utility system, the San Francisco Public Utilities Commission (SFPUC) operates and maintains hundreds of miles of water pipelines. The SFPUC provides for public use on its water pipeline property or right of way (ROW) throughout Alameda, Santa Clara, and San Mateo counties consistent with our existing plans and policies. The following controls will help inform how and in which instances the ROW can serve the needs of third parties—including public agencies, private parties, nonprofit organizations, and developers—seeking to provide recreational and other use opportunities to local communities.

Primarily, SFPUC land is used to deliver high quality, efficient and reliable water, power, and sewer services in a manner that is inclusive of environmental and community interests, and that sustains the resources entrusted to our care. The SFPUC's utmost priority is maintaining the safety and security of the pipelines that run underneath the ROW.

Through our formal Project Review and Land Use Application and Project Review process, we may permit a secondary use on the ROW if it benefits the SFPUC, is consistent with our mission and policies, and does not in any way interfere with, endanger, or damage the SFPUC's current or future operations, security or facilities.¹ No secondary use of SFPUC land is permitted without the SFPUC's consent.

These controls rely on and reference several existing SFPUC policies, which should be read when noted in the document. Being mindful of these policies while planning a proposed use and submitting an application will ease the process for both the applicant and the SFPUC. These controls are subject to change over time and additional requirements and restrictions may apply depending on the project.

The SFPUC typically issues five-year revocable licenses for use of our property, with a form of rent and insurance required upon signing.²

Note: The project proponent is referred to as the "Applicant" until the license agreement is signed, at which point the project proponent is referred to as the "Licensee."

¹ SFPUC Guidelines for the Real Estate Services Division, Section 2.0.

² SFPUC Guidelines for the Real Estate Services Division, Section 3.3.

I. Land Use, Structures, and Compliance with Law

The following tenets govern the specifics of land use, structures, and accessibility for a project. Each proposal will still be subject to SFPUC approval on a case-by-case basis.

- A. SFPUC Policies. The Applicant's proposed use must conform to policies approved by the SFPUC's Commission, such as the SFPUC's Land Use Framework (<http://sfwater.org/index.aspx?page=586>).
- B. Americans with Disabilities Act Compliance. The Applicant must demonstrate that a Certified Access Specialist (CASP) has reviewed and approved its design and plans to confirm that they meet all applicable accessibility requirements.
- C. Environmental Regulations. The SFPUC's issuance of a revocable license for use of the ROW is subject to compliance with the California Environmental Quality Act (CEQA). The Applicant is responsible for assessing the potential environmental impacts under CEQA of its proposed use of the ROW. The SFPUC must be named as a Responsible Agency on any CEQA document prepared for the License Area. In addition, the Applicant shall provide to SFPUC a copy of the approved CEQA document prepared by the Applicant, the certification date, and documentation of the formal approval and adoption of CEQA findings by the CEQA lead agency. The SFPUC will not issue a license for the use of the ROW until CEQA review and approval is complete.
- D. Crossover and Other Reserved Rights. For a ROW parcel that bisects a third party's land, the Applicant's proposed use must not inhibit that party's ability to cross the ROW. The Applicant must demonstrate any adjoining owner with crossover or other reserved rights approves of the proposed recreational use and that the use does not impinge on any reserved rights.
- E. Width. The License Area must span the entire width of the ROW.
- *For example, the SFPUC will not allow a 10-foot wide trail license on a ROW parcel that is 60 feet wide.*
- F. Structures. Structures on the ROW are generally prohibited. The Licensee shall not construct or place any structure or improvement in, on, under or about the entire License Area that requires excavation, bored footings or concrete pads that are greater than six inches deep.
- i. Structures such as benches and picnic tables that require shallow (four to six inches deep) cement pads or footings are generally permitted on the ROW. No such structure may be placed directly on top of a pipeline or within 20 feet of the edge of a pipeline.
 - ii. The SFPUC will determine the permitted weight of structures on a case-by-case basis.

- *When the SFPUC performs maintenance on its pipelines, structures of significant weight and/or those that require footings deeper than six inches are very difficult and time-consuming to move and can pose a safety hazard to the pipelines. The longer it takes the SFPUC to reach the pipeline in an emergency, the more damage that can occur.*

- G. Paving Materials. Permitted trails or walkways should be paved with materials that both reduce erosion and stormwater runoff (e.g., permeable pavers).
- H. License Area Boundary Marking. The License Area's boundaries should be clearly marked by landscaping or fencing, with the aim to prevent encroachments.
- I. Fences and Gates. Any fence along the ROW boundary must be of chain-link or wooden construction with viewing access to the ROW. The fence must include a gate that allows SFPUC access to the ROW.³ Any gate must be of chain-link construction and at least 12 feet wide with a minimum 6-foot vertical clearance.

II. ***Types of Recreational Use***

Based on our past experience and research, the SFPUC will allow simple parks without play structures, community gardens and limited trails.

- A. Fulfilling an Open Space Requirement. An applicant may not use the ROW to fulfill a development's open space, setback, emergency access or other requirements.⁴ In cases where a public agency has received consideration for use of SFPUC land from a third party, such as a developer, the SFPUC may allow such recreational use if the public agency applicant pays full Fair Market Rent.
- B. Trail Segments. At this time, the SFPUC will consider trail proposals when a multi-jurisdictional entity presents a plan to incorporate specific ROW parcels into a fully connected trail. Licensed trail segments next to unlicensed parcels may create a trail corridor that poses liability to the SFPUC. The SFPUC will only consider trail proposals where the trail would not continue onto, or encourage entry onto, another ROW parcel without a trail and the trail otherwise meet all SFPUC license requirements.

III. ***Utilities***

- A. Costs. The Licensee is responsible for all costs associated with use of utilities on the License Area.

³ SFPUC Right of Way Requirements.

⁴ SFPUC Guidelines for the Real Estate Services Division, Section 2.0.

- B. Placement. No utilities may be installed on the ROW running parallel to the SFPUC's pipelines, above or below grade.⁵ With SFPUC approval, utilities may run perpendicular to the pipelines.
- C. Lights. The Licensee shall not install any light fixtures on the ROW that require electrical conduits running parallel to the pipelines. With SFPUC approval, conduits may run perpendicular to and/or across the pipelines.
- Any lighting shall have shielding to prevent spill over onto adjacent properties.
- D. Electricity. Licensees shall purchase all electricity from the SFPUC at the SFPUC's prevailing rates for comparable types of electrical load, so long as such electricity is reasonably available for the Licensee's needs.

IV. Vegetation

A. The Applicant shall refer to the SFPUC Integrated Vegetation Management Policy for the *minimum* requirements concerning types of vegetation and planting. (<http://www.sfwater.org/index.aspx?page=431>.) The Licensee is responsible for all vegetation maintenance and removal.

B. The Applicant shall submit a Planting Plan as part of its application.

(Community garden applicants should refer to Section VII.C for separate instructions.)

- i. The Planting Plan should include a layout of vegetation placement (grouped by hydrozone) and sources of irrigation, as well as a list of intended types of vegetation. The SFPUC will provide an area drawing including pipelines and facilities upon request.
- ii. The Applicant shall also identify the nursery(ies) supplying plant stock and provide evidence that each nursery supplier uses techniques to reduce the risk of plant pathogens, such as *Phytophthora ramorum*.

V. Measures to Promote Water Efficiency⁶

A. The Licensee shall maintain landscaping to ensure water use efficiency.

B. The Licensee shall choose and arrange plants in a manner best suited to the site's climate, soil, sun exposure, wildfire susceptibility and other factors. Plants with similar water needs must be grouped within an area controlled by a single irrigation valve

⁵ SFPUC Land Engineering Requirements.

⁶ SFPUC Rules and Regulations Governing Water Service to Customers, Section F.

- C. Turf is not allowed on slopes greater than 25 percent.
- D. The SFPUC encourages the use of local native plant species in order to reduce water use and promote wildlife habitat.
- E. Recycled Water. Irrigation systems shall use recycled water if recycled water meeting all public health codes and standards is available and will be available for the foreseeable future.
- F. Irrigation Water Runoff Prevention. For landscaped areas of any size, water runoff leaving the landscaped area due to low head drainage, overspray, broken irrigation hardware, or other similar conditions where water flows onto adjacent property, walks, roadways, parking lots, structures, or non-irrigated areas, is prohibited.

VI. *Other Requirements*

- A. Financial Stability. The SFPUC requires municipalities or other established organizations with a stable fiscal history as Licensees.
 - i. Applicants must also demonstrate sufficient financial backing to pay rent, maintain the License Area, and fulfill other license obligations over the license term.
- B. Smaller, community-based organizations without 501(c)(3) classifications must partner with a 501(c)(3) classified organization or any other entity through which it can secure funding for the License Area over the license term. Maintenance. The Licensee must maintain the License Area in a clean and sightly condition at its sole cost.⁷ Maintenance includes, but is not limited to, regular weed abatement, mowing, and removing graffiti, dumping, and trash.
- C. Mitigation and Restoration. The Licensee will be responsible, at its sole cost, for removing and replacing any recreational improvements in order to accommodate planned or emergency maintenance, repairs, replacements, or projects done by or on behalf of the SFPUC. If the Licensee refuses to remove its improvements, SFPUC will remove the improvements I at the Licensee's sole expense without any obligation to replace them.
- D. Encroachments. The Licensee will be solely responsible for removing any encroachments on the License Area. An encroachment is any improvement on SFPUC property not approved by the SFPUC. Please read the SFPUC ROW Encroachment Policy for specific requirements. If the Licensee fails to remove encroachments, the SFPUC will remove them at Licensee's sole expense. The Licensee must regularly patrol the License Area to spot encroachments and remove them at an early stage.

⁷ SFPUC Framework for Land Management and Use.

- E. Point of Contact. The Licensee will identify a point of contact (name, position title, phone number, and address) to serve as the liaison between the Licensee, the local community, and the SFPUC regarding the License Agreement and the License Area. In the event that the point of contact changes, the Licensee shall immediately provide the SFPUC with the new contact information. Once the License Term commences, the point of contact shall inform local community members to direct any maintenance requests to him or her. In the event that local community members contact the SFPUC with such requests, the SFPUC will redirect any requests or complaints to the point of contact.
- F. Community Outreach.
- i. Following an initial intake conversation with the SFPUC, the Applicant shall provide a Community Outreach Plan for SFPUC approval. This Plan shall include the following information:
 1. Identification of key stakeholders to whom the Applicant will contact and/or ask for input, along with their contact information;
 2. A description of the Applicant's outreach strategy, tactics, and materials
 3. A timeline of outreach (emails/letters mailing date, meetings, etc.); and
 4. A description of how the Applicant will incorporate feedback into its proposal.
 - ii. The Applicant shall conduct outreach for the project at its sole cost and shall keep the SFPUC apprised of any issues arising during outreach.
 - iii. During outreach, the Applicant shall indicate that it in no way represents the SFPUC.
- G. Signage. The SFPUC will provide, at Licensee's cost, a small sign featuring the SFPUC logo and text indicating SFPUC ownership of the License Area at each entrance. In addition, the Licensee will install, at its sole cost, an accompanying sign at each entrance to the License Area notifying visitors to contact the organization's point of contact and provide a current telephone number in case the visitors have any issues. The SFPUC must approve the design and placement of the Licensee's sign.

VII. Community Gardens

The following requirements also apply to community garden sites. As with all projects, the details of the operation of a particular community garden are approved on a case-by-case basis.

- A. The Applicant must demonstrate stable funding. The Applicant must provide information about grants received, pending grants, and any ongoing foundational support.
- B. The Applicant must have an established history and experience in managing urban agriculture or community gardening projects. Alternatively, the Applicant may demonstrate a formal partnership with an organization or agency with an established history and experience in managing urban agriculture or community gardening projects
- C. During the Project Review process, the Applicant shall submit a Community Garden Planting Plan that depicts the proposed License Area with individual plot and planter box placements, landscaping, and a general list of crops that may be grown in the garden.
- D. The Applicant shall designate a Garden Manager to oversee day-to-day needs and serve as a liaison between the SFPUC and garden plot holders. The Garden Manager may be distinct from the point of contact, see Section VI.E.
- E. The Licensee must ensure that the Garden Manager informs plot holders about the potential for and responsibilities related to SFPUC repairs or emergency maintenance on the License Area. In such circumstances, the SFPUC is not liable for the removal and replacement of any features on the License Area or the costs associated with such removal and replacement.
- F. The Licensee must conduct all gardening within planter boxes with attached bottoms that allow for easy removal without damaging the crops.



Hetch Hetchy Regional Water System

Services of the San Francisco Public Utilities Commission

AMENDMENT TO THE RIGHT OF WAY INTEGRATED VEGETATION MANAGEMENT POLICY

Approved January 13, 2015

by

SFPUC Resolution No. 15-0014

12.000 RIGHT OF WAY INTEGRATED VEGETATION MANAGEMENT POLICY

12.001 General

The San Francisco Public Utilities Commission (“SFPUC”) is responsible for the delivery of potable water and the collection and treatment of wastewater for some 800,000 customers within the City of San Francisco; it is also responsible for the delivery of potable water to 26 other water retailers with a customer base of 1.8 million. **The following policy is established to manage vegetation on the transmission, distribution and collection systems within the SFPUC Right of Way (“ROW”) so that it does not pose a threat or hazard to the system’s integrity and infrastructure or impede utility maintenance and operations.**

The existence of large woody vegetation¹, hereinafter referred to as vegetation, and water transmission lines within the ROW are not compatible and, in fact, are mutually exclusive uses of the same space. Roots can impact transmission pipelines by causing corrosion. The existence of trees and other vegetation directly adjacent to pipelines makes emergency and annual maintenance very difficult, hazardous, and expensive, and increases concerns for public safety. The risk of fire within the ROW is always a concern and the reduction of fire ladder fuels within these corridors is another reason to modify the vegetation mosaic. In addition to managing vegetation in a timely manner to prevent any disruption in utility service, the SFPUC also manages vegetation on its ROW to comply with local fire ordinances enacted to protect public safety.

One of the other objectives of this policy is to reduce and eliminate as much as practicable the use of herbicides on vegetation within the ROW and to implement integrated pest management (IPM).

12.002 Woody Vegetation Management

1.0 Vegetation of any size or species will not be allowed to grow within certain critical portions of the ROW, pumping stations or other facilities as determined by a SFPUC qualified professional, and generally in accordance with the following guidelines.

1.1 Emergency Removal

SFPUC Management reserves the right to remove any vegetation without prior public notification that has been assessed by a SFPUC qualified professional as an immediate threat to transmission lines or other utility infrastructure, human life and property due to acts of God, insects, disease, or natural mortality.

1.2 Priority Removal

Vegetation that is within 15 feet of the edge of any pipe will be removed and the vegetative debris will be cut into short lengths and chipped whenever possible. Chips will be spread upon the site where the vegetation was removed. Material that cannot be chipped will be hauled away to a proper disposal site.

¹ Woody vegetation is defined as all brush, tree and ornamental shrub species planted in (or naturally occurring in) the native soil having a woody stem that at maturity exceeds 3 inches in diameter.

If vegetation along the ROW is grouped in contiguous stands², or populations, a systematic and staggered removal of that vegetation will be undertaken to replicate a natural appearance. Initial removal³ will be vegetation immediately above or within 15 feet of the pipeline edges; secondary vegetation⁴ within 15 to 25 feet from pipelines will then be removed.

1.3 Standard Removal

Vegetation that is more than 25 feet from the edge of a pipeline and up to the boundary of the ROW will be assessed by a SFPUC qualified professional for its age and condition, fire risk, and potential impact to the pipelines. Based on this assessment, the vegetation will be removed or retained.

1.4 Removal Standards

Each Operating Division will develop its own set of guidelines or follow established requirements in accordance with local needs.

2.0 All stems of vegetation will be cut flush with the ground and where deemed necessary or appropriate, roots will be removed. All trees identified for removal will be clearly marked with paint and/or a numbered aluminum tag.

3.0 Sprouting species of vegetation will be treated with herbicides where practicable, adhering to provisions of Chapter 3 of the San Francisco Environment Code.

4.0 Erosion control measures, where needed, will be completed before the work crew or contractors leave the work site or before October 15 of the calendar year.

5.0 Department personnel will remove in a timely manner any and all material that has been cut for maintenance purposes within any stream channel.

6.0 All vegetation removal work and consultation on vegetation retention will be reviewed and supervised by a SFPUC qualified professional. All vegetation removal work and/or treatment will be made on a case-by-case basis by a SFPUC qualified professional.

7.0 Notification process for areas of significant resource impact that are beyond regular and ongoing maintenance:

7.1 County/City Notification – The individual Operating Division will have sent to the affected county/city a map showing the sections of the ROW which will be worked, a written description of the work to be done, the appropriate removal time for the work crews, and a contact person for more information. This should be done approximately 10 days prior to start of work. Each Operating Division will develop its own set of guidelines in accordance with local need.

² A stand is defined as a community of trees possessing sufficient uniformity in composition, structure, age, arrangement, or condition to be distinguishable from adjacent forest communities to form a management unit.

³ Initial removal is defined as the vegetation removed during the base year or first year of cutting.

⁴ Secondary vegetation is defined as the vegetative growth during the second year following the base year for cutting.

7.2 Public Notification – The Operating Division will have notices posted at areas where the vegetation is to be removed with the same information as above also approximately 10 days prior to removal. Notices will also be sent to all property owners within 300 feet of the removal site. Posted notices will be 11- by 17-inches in size on colored paper and will be put up at each end of the project area and at crossover points through the ROW. Questions and complaints from the public will be handled through a designated contact person. Each Operating Division will develop its own set of guidelines in accordance with local needs.

12.003 Annual Grass and Weed Management

Annual grasses and weeds will be mowed, disked, sprayed or mulched along the ROW as appropriate to reduce vegetation and potential fire danger annually. This treatment should be completed before July 30 of each year. This date is targeted to allow the grasses, forbs and weeds to reach maturity and facilitate control for the season.

12.004 Segments of ROW that are covered by Agricultural deed rights

The only vegetation that may be planted within the ROW on those segments where an adjacent owner has Deeded Agricultural Rights will be: non-woody herbaceous plants such as grasses, flowers, bulbs, or vegetables.

12.005 Segments of ROW that are managed and maintained under a Lease or License

Special allowance may be made for these types of areas, as the vegetation will be maintained by the licensed user as per agreement with the City, and not allowed to grow unchecked. Only shallow rooted plants may be planted directly above the pipelines.

Within the above segments, the cost of vegetation maintenance and removal will be borne by the tenant or licensee exclusively. In a like fashion, when new vegetative encroachments are discovered they will be assessed by a SFPUC qualified professional on a case-by-case basis and either be permitted or proposed for removal.

The following is a guideline for the size at maturity of plants (small trees, shrubs, and groundcover) that may be permitted to be used as landscape materials. Note: All distance measurements are for mature trees and plants measured from the edge of the drip-line to the edge of the pipeline.

- Plants that may be permitted to be planted directly above existing and future pipelines: shallow rooted plants such as ground cover, grasses, flowers, and very low growing plants that grow to a maximum of one foot in height at maturity.
- Plants that may be permitted to be planted 15–25 feet from the edge of existing and future pipelines: shrubs and plants that grow to a maximum of five feet in height at maturity.
- Plants that may be permitted to be planted 25 feet or more from the edge of existing and future pipelines: small trees or shrubs that grow to a maximum of twenty feet in height and fifteen feet in canopy width.

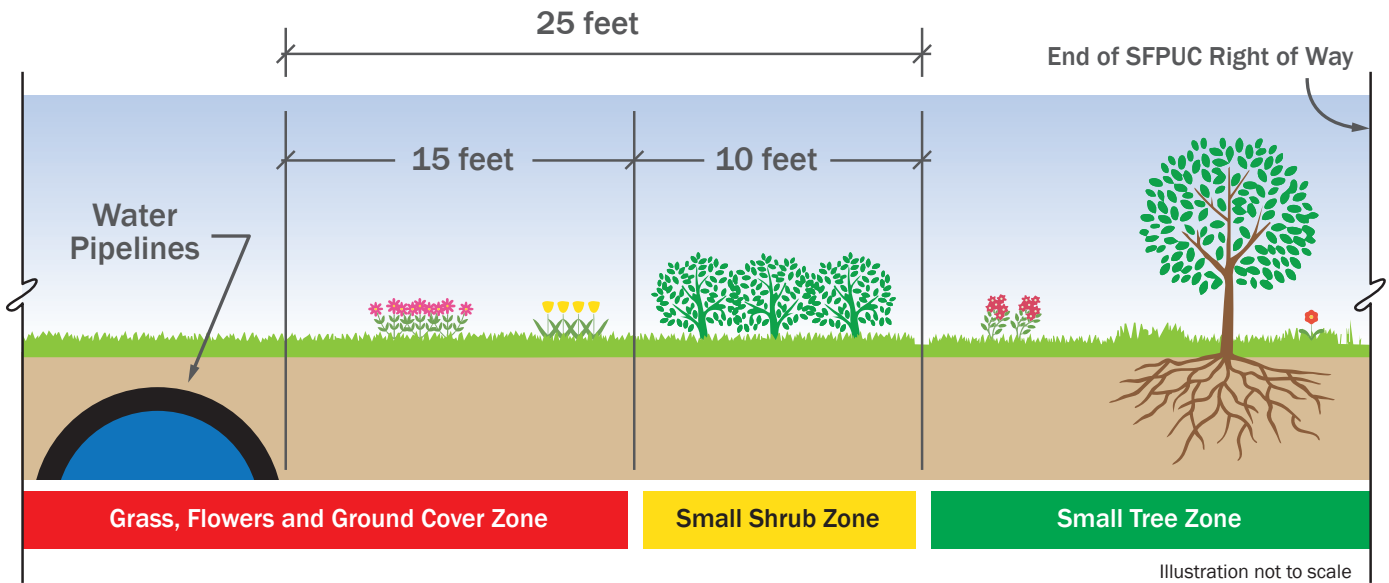
Trees and plants that exceed the maximum height and size limit (described above) may be permitted within a leased or licensed area provided they are in containers and are above ground. Container load and placement location(s) are subject to review and approval by the SFPUC.

Low water use plant species are encouraged and invasive plant species are not allowed.

All appurtenances, vaults, and facility infrastructure must remain visible and accessible at all times. All determinations of species acceptability will be made by a SFPUC qualified professional.

The above policy is for general application and for internal administration purposes only and may not be relied upon by any third party for any reason whatsoever. The SFPUC reserves the right at its sole discretion, to establish stricter policies in any particular situation and to revise and update the above policy at any time.


Right Of Way (ROW) Landscape Vegetation Guidelines



The following vegetation types are permitted on the ROW within the appropriate zones.


Plantings that may be permitted directly above existing and future pipelines:

Ground cover, grasses, flowers, and very low growing plants that reach no more than one foot in height at maturity.




Plantings that may be permitted 15–25 feet from the edge of existing and future pipelines:

Shrubs and plants that grow no more than five feet tall in height at maturity.



Plantings that may be permitted 25 feet or more from the edge of existing and future pipelines:

Small trees or shrubs that grow to a maximum of twenty feet in height and fifteen feet in canopy width or less.



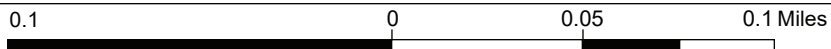
SFPUC ROW near Proposed Facebook Willow Village



Legend

- Manholes
- Valves
- Meters
- Service Connections
- Dams
- Adits and Shafts
- Misc Features
- Structures
- Treatment Plants
- Transmission Lines**
 - Penstock
 - Pipeline
 - Siphon
 - Tunnel
- SFPUC Parcels / Right of Way**
 - Other / Uncertain
 - Easement
 - Fee-owned
 - Raker Act
- Access Roads
- Assessor Parcels
- Cities

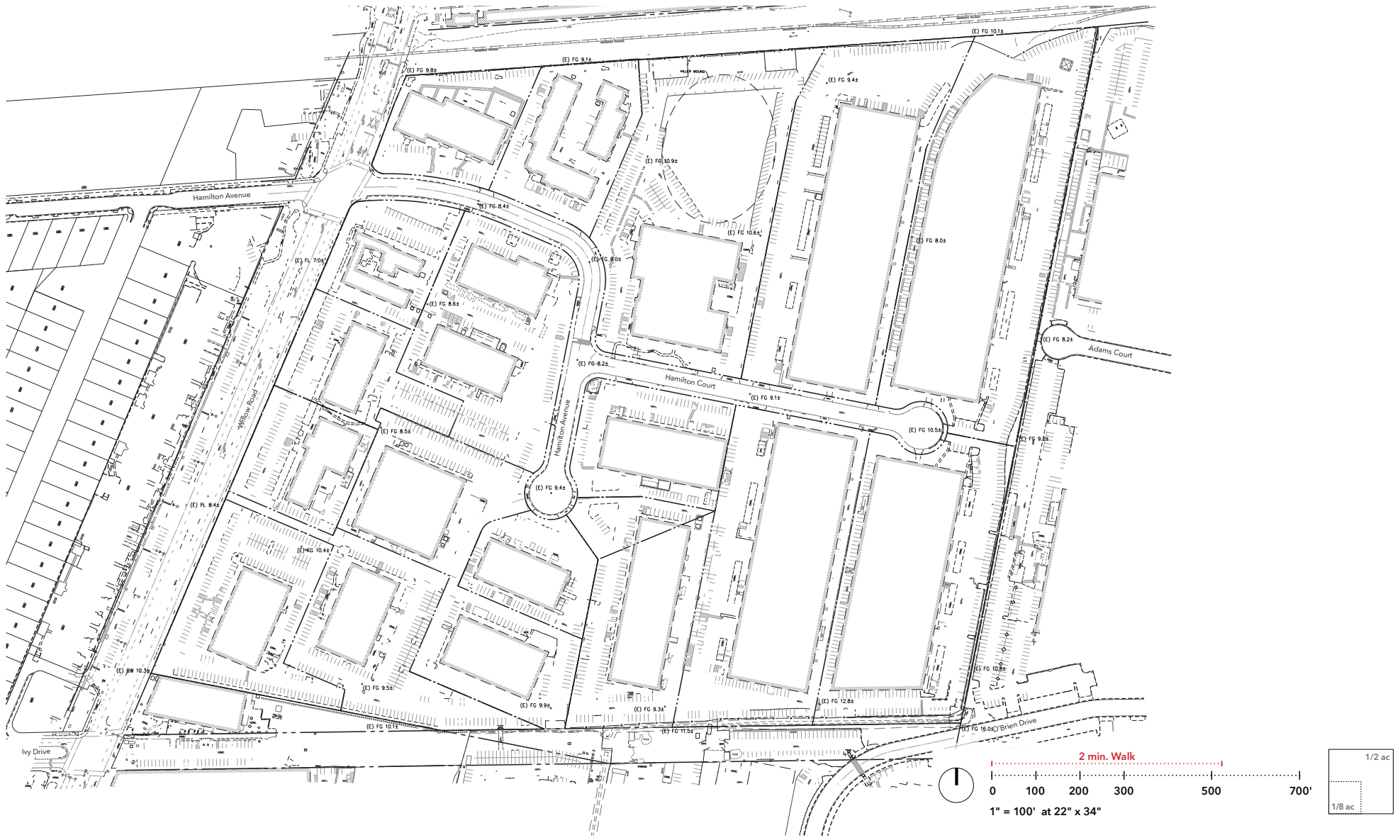
Notes



The City does not guarantee that the information on this site is accurate or complete. The City is not responsible for any damages arising from the use of information on this site. Users should verify the information before making project commitments.

1: 3,249





WILLOW VILLAGE

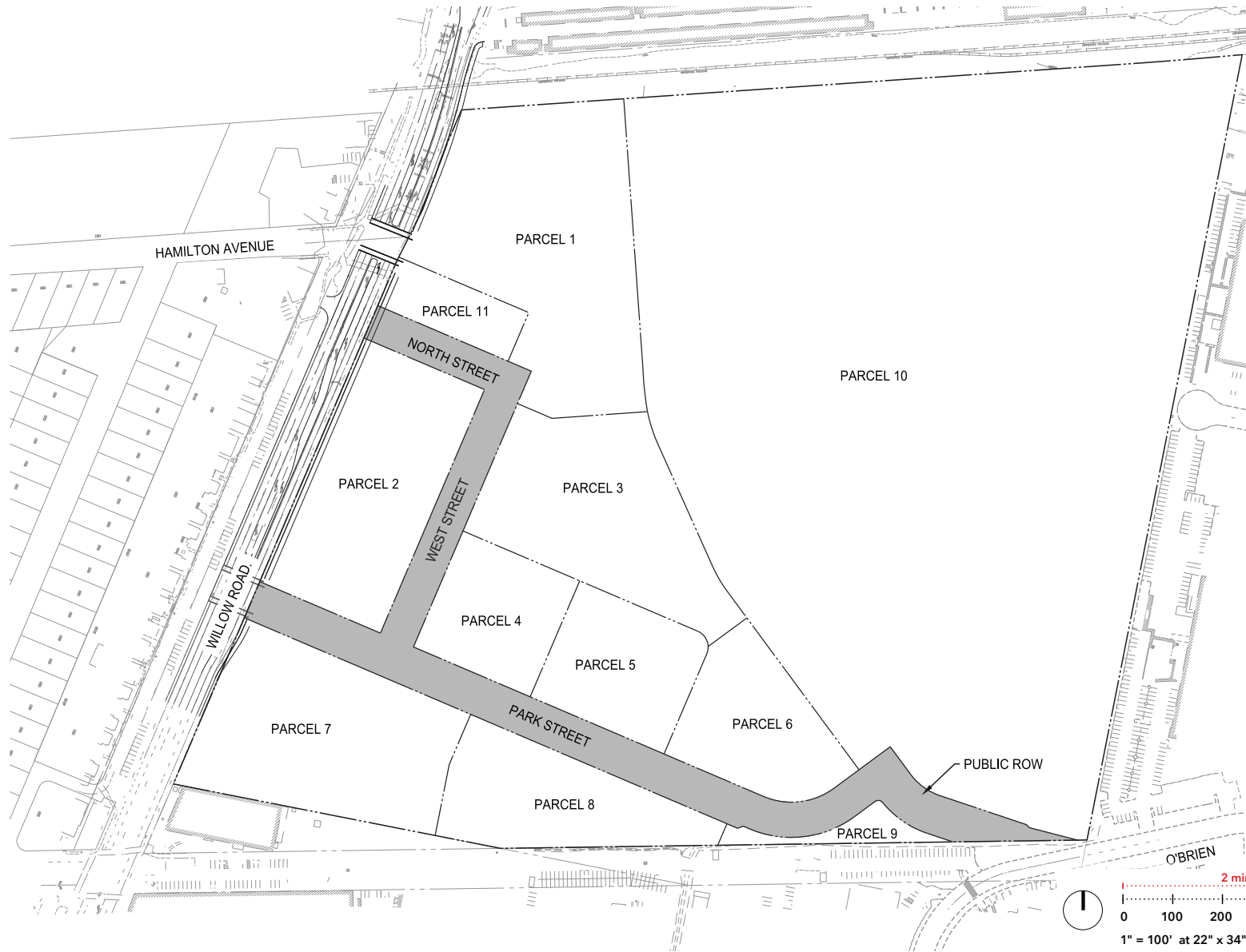
Menlo Park, CA



LEGEND	
1	Town Square
2	Grocery Store on Ground Level
3	Pharmacy on Ground Level
4	Public Park
5	Dog Park
6	Grade Separated Willow Road Crossing
7	Campus Visitor Parking Garage
8	Hotel
9	Mixed-Use Block
10	Residential Block
11	Office Campus
12	Parking Garage with Transit Center on Ground Level
13	Community Center on Ground Level

WILLOW VILLAGE

Menlo Park, CA



Public R.O.W. Analysis	
Aggregate Site Area (ASA)	2,585,539 sf
Public R.O.W.	193,885 sf
ASA minus new ROW	2,391,653 sf

Zoning District (ZD) Maximum Buildable Summary	
ZD Compliant Total Office	1,783,800 sf*
ZD Compliant Total Commercial	395,296 sf
ZD Compliant Residential (max)	1,823,560 sf
ZD Compliant Residential (max)	1,861 units**

* Includes the "non-residential" GFA permitted under the R-MU zoning which allows for office uses.
 ** Residential FAR is variable, ranging from 30 developable units per acre (FAR 0.9) to 100 developable units per acre (FAR 2.25).
 Note: Parcels may be further subdivided for subphasing, financing, or other development purposes.

WILLOW VILLAGE

Menlo Park, CA



SEQUOIA UNION HIGH SCHOOL DISTRICT

ADMINISTRATIVE SERVICES

480 JAMES AVENUE, REDWOOD CITY, CALIFORNIA 94062-1041

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CRYSTAL LEACH

October 18, 2019

By U.S. Mail & E-Mail: kperata@menlopark.org

Mr. Kyle Perata, Principal Planner
City of Menlo Park
Community Development Department, Planning Division
701 Laurel Street
Menlo Park, CA 94025

Re: Response of Sequoia Union High School District to Notice of Preparation of Environmental Impact Report for Willow Village Master Plan Project

Dear Mr. Perata:

Sequoia Union High School District ("District") appreciates the opportunity to provide comments and input regarding the Notice of Preparation of the Environmental Impact Report that the City of Menlo Park ("City") plans to prepare for the Willow Village Master Plan Project ("Project"). Specifically, this letter responds to the City's invitation to submit comments on the proposed scope and content of the Environmental Impact Report ("EIR") for the Project.

The Project, sponsored by Peninsula Innovation Partners, LLC, on behalf of Facebook, Inc. (collectively, the "Developer" or "Applicant"), is proposed to be located at the approximately 59-acre site having the addresses of 1350-1390 Willow Road, 925-1098 Hamilton Avenue, and 1005-1275 Hamilton Court, Menlo Park, CA (collectively, the "Property"). The Property, which is located approximately 1.25 miles east of the District's TIDE Academy, and approximately 1.5 miles northeast of the District's Menlo Atherton High School, was previously a technology park consisting of 20 office, research and development, warehouse, and manufacturing buildings. The Developer is proposing to completely redevelop the Property with 1,735 residential units, up to 200,000 square feet of non-office/commercial retail uses (including a grocery store and pharmacy), approximately 1,750,000 square feet of offices, a hotel with approximately 200-250 rooms, an approximately 10,000 square foot community center, and approximately 9.8 acres of open space. It goes without saying that the 1,735 new residential units will generate hundreds of new students, especially considering the number of BMR units being proposed as part of those units, creating significant impacts on the District, including impacts on the District's already overburdened and overcrowded educational facilities. The Project also includes a 500-space parking structure that is expected to bring a significant number of vehicles to the area, along with the potential for transit and commuter buses. The District is concerned about the traffic and air quality impacts that will result.

The Project Applicant is requesting an increase in height, floor area ratio (FAR), and density under the bonus level development allowance in exchange for community amenities, as outlined in the General Plan and Zoning Ordinance. The proposed Project is anticipated to require a number of entitlements, including a Conditional Development Permit, Development Agreement, Below Market Rate (BMR) Housing Agreement, Zoning Map Amendment, General Plan Amendments, Heritage Tree Permits, Vesting Tentative Map, Fiscal Impact Analysis and an appraisal to identify the Community Amenity Value.

Our team attended the Planning Commission scoping and study sessions held on October 7, 2019. We listened to the many public comments regarding the sense of community that this Project is expected to bring. Particular members of the public expressed their enthusiasm at the prospect of residing in this community with their families. While we share the enthusiasm surrounding a sense of community and the ability for families to reside in our neighborhoods, we are disappointed that the importance of schools and adequate school facilities seems to be overlooked time and again. This oversight as to the importance of education is imminently clear through the lack of meaningful education-related items on the City's adopted community amenities list for purposes of bonus development. We have consistently explained to the City and the developer through letters, emails, and in person, that the District does not have adequate facilities to house new students generated by almost 2,000 new homes from this Project alone. The lack of adequate facilities threatens the quality of education that can be provided to new and existing students, who may be forced into overcrowded classrooms, burdening teachers and staff. At a minimum, the lack of adequate facilities will result in unique impacts related to traffic and otherwise as students are transported across the City to less impacted schools with more capacity. These results are in no one's best interest.

We appreciate recent meetings with the Project applicant to discuss these issues and ways in which we can work together and partner with the City and the Applicant to avoid these significant issues. We remain hopeful that these meetings will result in positive outcomes that will benefit all parties involved, particularly the community. We submit that education is a foremost priority for building strong communities.

We will continue to work with the Project Applicant to resolve issues related to the Project and its impacts on the District. Until those issues are resolved, the District will continue to engage the City through the CEQA process, as it remains extremely concerned about the significant impacts that this Project will undoubtedly have on the District. The District therefore submits these comments in order to reiterate and preserve its concerns regarding the proposed scope and content of the EIR. Below are specific scoping requests for the EIR, which the City is requested to address in order to adequately evaluate the potential environmental impacts of this massive Project.

Transportation/Circulation/Traffic Analysis

- 1. Describe the existing and the anticipated vehicular traffic and student pedestrian movement patterns to and from school sites, including movement patterns to and from Tide Academy and Menlo-Atherton High School, and including consideration of bus routes.**
- 2. Assess the impact(s) of increased vehicular movement and volumes caused by the Project, including but not limited to potential conflicts with school pedestrian movement, school transportation, and busing activities to and from TIDE Academy and Menlo-Atherton High School.**
- 3. Estimate travel demand and trip generation, trip distribution, and trip assignment by including consideration of school sites and home-to-school travel.**
- 4. Assess cumulative impacts on schools and the community in general resulting from increased vehicular movement and volumes expected from additional development already approved or pending in the City and Bayfront neighborhood.**
- 5. Discuss the direct, indirect, and cumulative impacts on the circulation and traffic patterns in the community as a result of traffic generated by the transportation needs of students to and from the Project and schools throughout the District during and after the Project build-out.**
- 6. Assess the impacts on the routes and safety of students traveling to school by vehicle, bus, walking, and bicycle/skateboards.**

The District has significant concerns about the traffic, transportation, and circulation impacts that the Project will have on the District, including the District's staff, parents, and students that attend the TIDE Academy and Menlo-Atherton High School. The foregoing categories of information are critical for determining the extent of those impacts on the District.

As an initial matter, the City must consider the extent to which the Project's impacts on traffic, transportation, circulation, and safety will be exacerbated by the recently enacted California Assembly Bill 48 ("AB 48"), coupled with the extremely high cost of land acquisition. As the District's abilities to transport students to and from District schools becomes more constrained due to increased

development in the District, the District will need to construct new educational facilities to accommodate changes in transportation patterns. However, AB 48 will hamstring the District's ability to construct new facilities by dramatically reducing the amount of developer fees available to the District. Specifically, AB 48 will: (1) eliminate school impact fees for multifamily homes within a half mile of a major transit stop; (2) reduce impact fees for all other multifamily homes by 20%; and (3) suspend "level 3" school impact fees. Without adequate school facilities fees from the Project, coupled with the extremely high and rising costs of land, District will be unable to alleviate many of the Project's impacts through the acquisition of land and construction of new school facilities.

Any environmental analysis related to the proposed Project must address potential effects related to traffic, noise, air quality, and any other issues affecting schools. (Pub. Resources Code, §§ 21000, *et seq.*; Cal. Code Regs., tit. 14, §§ 15000, *et seq.*; *Chawanakee Unified School District v. County of Madera, et al.*, (2011) 196 Cal.App.4th 1016.) Additionally, specifically related to traffic, there must also be an analysis of safety issues related to traffic impacts, such as reduced pedestrian safety, *particularly* as to students walking or bicycling to and from TIDE Academy or Menlo-Atherton High School; potentially reduced response times for emergency services and first responders traveling to these schools; and increased potential for accidents due to gridlock during school drop-off and pick up hours. (See, Journal of Planning Education and Research, "Planning for Safe Schools: Impacts of School Siting and Surrounding Environments on Traffic Safety," November 2015, Chia-Yuan Yu and Xuemei Zhu, pg. 8 [Study of traffic accidents near Austin, Texas schools found that "[a] higher percentage of commercial uses was associated with more motorist and pedestrian crashes" around schools].)

Construction of the Project will severely exacerbate the already stifling traffic in the general area and Bayfront neighborhood, and the safety issues posed thereby. These impacts will inhibit the District's abilities to operate its educational programs, including at TIDE Academy and Menlo-Atherton High School.

The Project site is bordered by Bayfront Expressway (State Route 84) on the north, U.S. Highway 101 on the south (Bayshore Freeway), Willow Road to the west, and State Route 109 to the east. Willow Road is a primary arterial road that connects the Bayfront Expressway to Middlefield Road. The Project Site is located in the Bayfront Area of Menlo Park that has experienced a drastic impact in traffic over the last ten to fifteen years, as the City has continued to approve of newer corporate campuses and mixed biotechnology, commercial, office, and residential land uses.

As discussed, the District's TIDE Academy is located approximately 1.25 miles west of the Project site, and Menlo-Atherton High School is located approximately 1.5 miles southwest of the Property. Both the District's TIDE Academy and the Project site are located in the Bayfront neighborhood of Menlo Park, and both are commonly accessed by the Bayfront Expressway and the Bayshore Freeway to the south. Menlo-Atherton High School is located in between the Project site and downtown Menlo Park, which downtown area and adjacent neighborhoods make up a significant portion of the attendance boundary for the High School. Menlo-Atherton High School, which is located on Middlefield Road, is commonly accessed from the north via Willow Road. Thus, both the Project site, TIDE Academy, and Menlo-Atherton High School all share common access roads, and Menlo-Atherton High School is located in between the Project Site and a heavily frequented urban center.

The proposed Project is anticipated to impede circulation in the Bayfront neighborhood, and clog access roads to and from the District's educational facilities. (See, 5 Cal. Code Regs. § 14010(k), which requires that school facilities be easily accessible from arterial roads.) In addition to drawing over 2,000 new residents to the area, including an estimated 350 or more new high school students (essentially doubling the currently-projected enrollment at TIDE Academy), the proposed Project will draw thousands of daily office commuters, visitors, and emergency access vehicles from around the Bay Area. These new residents and commuters will rely heavily on the Bayfront Expressway, Bayshore Freeway, Willow Road, and Marsh Road to the west of TIDE Academy. As indicated in the City's General Plan, the City's roads are not currently equipped to accommodate such high density development and high levels of traffic. Accordingly, such increases to traffic in the area will negatively impact the District's abilities to operate its educational program, as well as the safety of District families, students, and staff.

Adding to the District's concerns regarding traffic surrounding the Project site and the TIDE Academy are the number of development projects that have recently been approved by the City and/or completed in the area, including the 777 Hamilton Drive project (195 new apartments), the Facebook Campus Project at former 1601 Willow Road and 312 and 313 Constitution Drive (78.9 acres of mixed use development), and the Menlo Gateway Project at 100-190 Independence Drive (cafe/restaurant, health club, 230-room hotel, three office and research and development buildings, and three parking structures covering 15.9 acres). There are several other projects currently being considered by the City, including the Facebook Campus Expansion Projects at 301-309 Constitution Drive, the Menlo Uptown Project at 141 Jefferson Drive and 180-186 Constitution Drive (483 multi-family dwelling units), and the 111 Independence Drive Project (106 multi-family dwelling units), all of which promise to drastically increase traffic in the neighborhood, as well as

student generation. The District maintains that the impacts of the Project must be considered in conjunction with the anticipated impacts of all the other development being considered and approved in this area. We also understand that the Sobrato group has recently acquired five contiguous parcels in the Bayfront area with the intention of constructing 800 additional residential units in the near future.

Further, the traffic and safety impacts posed by the Project, combined with all the other City-approved development in the area, will severely impact the safety and convenience of TIDE Academy and Menlo-Atherton High School students who walk or bike to school.

Title 5 of the California Code of Regulations requires that school sites be located within a proposed attendance area that encourages student walking and avoids extensive bussing. (5 Cal. Code Regs. § 14010(l).) To mitigate the impacts of increased traffic in the Project Site neighborhood in implementing the District's TIDE Academy project, the District committed to develop and implement a Travel Demand Management Plan. Through this Plan, the District encourages the use of student walking, biking, and other alternative means of student transport to school.¹ To mitigate the impacts of conflicts and/or dangerous interactions between pedestrians, bicyclists, and vehicles, the District agreed to prepare a "Safe Routes to School Map" that identifies facilities such as traffic lights, crosswalks, and demarcated bikeways that promote safe routes to school.² The City, through the City's General Plan Land Use and Circulation Element, has committed to support and promote safe route to school programs to enhance the safety of school children who walk to school.³ The EIR must analyze and mitigate any impacts on the District's abilities to implement its transportation and safety mitigation measures for the TIDE Academy, and the District's abilities to promote alternative modes of transportation to and from Menlo-Atherton High School, endangering students, parents, and visitors to the school.

In addition, the EIR must address the anticipated increase in vehicular traffic as a result of the proposed 4 story garage (and office building) being added to the Facebook-occupied campus immediately adjacent to TIDE on Jefferson Drive.

We urge the City to thoroughly address and analyze each of the above listed items through its EIR, and implement extensive and thoughtful mitigation measures.

Noise

- 7. Identify any noise sources and volumes which may affect school facilities, classrooms and outdoor school areas.**

It is expected that noise from construction and operation of the Project will cause impacts on the District's educational programs at the TIDE Academy and Menlo-Atherton High School. Request No. 7 is intended to clarify that the EIR's consideration of noise issues take into account all of the various ways in which noise may impact schools, including increases in noise levels in the immediate vicinity of TIDE Academy and Menlo-Atherton High School.

Population

- 8. Describe historical, current, and future population projections for the District.**
- 9. Assess the impacts of population growth within the District on the District's ability to provide its educational program.**

¹ Menlo Park Small High School Project Draft EIR (July 8, 2016), p. S-4; The City of Menlo Park's Comprehensive Bicycle Development Plan (2005) identifies school-aged bicycle commuters as one of the two key bicycle commute groups utilizing the City's bicycle infrastructure.

² Menlo Park Small High School Project Draft EIR (July 8, 2016), p. S-6.

³ ConnectMenlo: General Plan Land Use & Circulation Elements and M-2 Area Zoning Update Draft EIR (June 1, 2016), p. 4.9-7 – 4.9-8

In addition to 1,735 anticipated residential units, it is anticipated that the proposed Project's over 2,000,000 sf of office and commercial space will draw thousands of residents into the area on a permanent, or at least a daily basis. Using the District's current student generation rate, 1,735 anticipated residential units is likely to generate hundreds of new students. The District's population at TIDE Academy is already expected to exceed its capacity in the 2023-2024 school year, the same timeframe in which these proposed housing units begin to come on-line. Menlo-Atherton High School continues to struggle with its population of 2400 students, lacking enough physical space for students to move safely and efficiently through its hallways, having under-sized locker and team rooms, as well as forcing the school to use temporary portables which cover its outdoor basketball courts and blacktop area. Currently, student services and support space is spread out in three separate locations due to the shortage of space. The School also continues to use a set of six Enviroplex relocatable temporary classrooms that were slated for removal after other construction had been completed. However, due to increased enrollment generated by development and otherwise, these classrooms buildings remain, diminishing the campus environment open space and blocking access to the basketball courts and blacktop space in front of the aquatic center. These already crowded conditions will be severely exacerbated by the hundreds of new students that will be generated by this Project.

Before the enrollment surge that began in 2015, Menlo-Atherton High School's student population ranged from 1600-2100 students. The District's TIDE Academy is currently projected to exceed capacity by 2023, and Menlo-Atherton High School is currently overcrowded, resulting in a diminished learning experience.

The District, therefore, specifically requests that historical, current, and future population projections for the District be addressed in the EIR. Population growth or shrinkage is a primary consideration in determining the impact that development may have on a school district, as a booming population can directly impact the District and its provision of educational services, largely because of resulting school overcrowding, while a district with declining enrollment may depend on new development to avoid school closure or program cuts. Overcrowding can constitute a significant impact within the meaning of the California Environmental Quality Act ("CEQA"). (See, 14 Cal. Code Regs. §§ 15064(e).) This is particularly true where the overcrowding results in unsafe conditions, decreased quality of education, the need for new bus routes, and a need for new school construction. The same can hold true for potential school closures or program cuts resulting from a declining population.

Housing

- 10. Describe the type and number of anticipated dwelling units resulting directly or indirectly from the Project.**
- 11. Describe the average square footage for anticipated dwelling units, broken down by type of unit, directly or indirectly resulting from the Project.**
- 12. Estimate the amount of development fees to be generated by development in accordance with implementation of the Project.**

The foregoing categories of information are critical for determining the extent of both physical and fiscal impacts on the District caused by increased population growth. California school districts are dependent on developer fees authorized by the provisions of Government Code Sections 65995, *et seq.*, and Education Code sections 17620, *et seq.*, for financing new school facilities and maintenance of existing facilities. The developer fees mandated by Section 65995 provide the District the bulk of its local share of financing for facilities needs related to development. However, as discussed, AB 48, combined with the extremely high costs of land, will significantly impair the District's abilities to mitigate impacts caused by school facilities overcrowding.

The adequacy of the statutory development fees to offset the impact of new development on local school districts can be determined only if the types of housing and average square footage can be taken into consideration. For instance, larger homes often generate approximately the same number of students as smaller homes. At the same time, however, a larger home will generate a greater statutory development fee, better providing for facilities to house the student being generated. It is for these reasons that the Government Code now requires a school district to seek – and presumably to receive – such square footage information from local planning departments. (Gov. Code § 65995.5(c)(3).) Smaller, multifamily homes have the potential to generate the same number of students as larger homes, but are not required to pay as much in developer fees.

While the foregoing funding considerations raise fiscal issues, they translate directly into physical, environmental impacts, in that inadequate funding for new school construction results in overcrowding of existing facilities. Furthermore, fiscal and social considerations are relevant to an EIR, particularly when they either contribute to or result from physical impacts. (Pub. Resources Code § 21001(g); 14 Cal. Code Regs. §§ 15021(b), 15131(a)-(c), 15142 & 15382.)

October 18, 2019

Page 6

Phasing of development is also a crucial consideration in determining the extent of impacts on schools. The timing of the development will determine when new students are expected to be generated, and therefore is an important consideration particularly when considering the cumulative impact of a project in conjunction with other approved or pending development.

Conclusion

The District does not oppose development within District boundaries, and recognizes the importance of housing on the health and welfare of the community. However, the District maintains that the community can only thrive if the District's educational program and its facilities are viable and sufficient, and District staff, families, and students are safe both physically and emotionally. Accordingly, the needs of the District must be appropriately considered in the environmental review process for all proposed new development that will impact the District, such as this very large Project.

The District is hopeful that its continued collaboration with Developer and the City will yield solutions that alleviate the impacts caused by the Project, and is prepared to provide information necessary to assist the City in preparation of the EIR and in addressing each of the comment and scope/content issues set forth above.

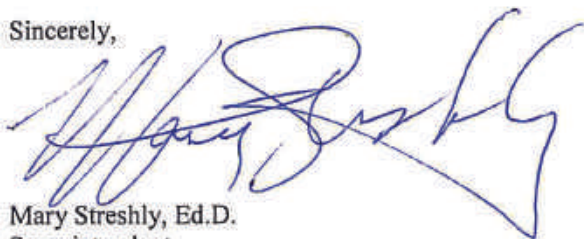
We request that all notices and copies of documentation with regard to this Project be mailed both to the District directly, and also to our legal counsel's attention as follows:

Mary E. Streshly, Superintendent
Sequoia Union High School District
480 James Avenue
Redwood City, CA 94062

Kelly M. Rem
Lozano Smith
2000 N. Main St., Suite 500
Walnut Creek, CA 94596

Please feel free to contact me directly if we can be of any assistance. Thank you.

Sincerely,



Mary Streshly, Ed.D.
Superintendent

cc: Kelly Rem, Lozano Smith



Serving Our Community Since 1902

500 Laurel Street, Menlo Park, California 94025-3486 (650) 321-0384 (650)321-4265 FAX

PHIL SCOTT
District Manager

In reply, please refer to our
File No.

October 14, 2019

VIA EMAIL: Kyle Perata ktperata@menlopark.org

VIA MAIL:

Kyle Perata, Principal Planner
City of Menlo Park
Community Development Department, Planning Division
701 Laurel Street
Menlo Park, CA 94025

RE: PROPOSED WILLOW VILLAGE MASTER PLAN PROJECT EIR

Dear Mr. Perata:

District staff has reviewed the proposed project and has the following comments regarding the mentioned project:

- The development must comply with all current District Regulations and Standards, which are available on our website (www.westbaysanitary.org).
- The need for improvements to downstream District's facilities are anticipated and may be required. Subject to further review.
- EIR shall address all sewer improvements including gravity mains, force mains, and pump stations.
- The District is in the preliminary stages of a Recycled Water Treatment Facility and distribution system near the proposed development. This may eliminate the development's need for on-site treatment systems, as recycled water may be available.
- Any new District sewer mains shall be in the Right-of-Way if possible, and not in easements.
- The District reserves the right to provide additional comments in response to subsequent submittals.

If you have any questions, please call me at 650-321-0384.

Thank you,

WEST BAY SANITARY DISTRICT


Jonathan Werness
Engineering Technician

cc: BHK, PLS, GDS, HMC, SXR, TMR

W:\Public Data\Jonathan Werness\Projects\Willow Village\Willow Village NOP EIR District Comments.docx