CITY OF PALO ALTO

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Architectural Review Board

Staff Report

Agenda Date: April 4, 2013

To: Architectural Review Board

From: Russ Reich, Senior Planner

Department: Planning and Community Environment

Subject: **50 El Camino Real [11PLN-00388]:** Request by Huiwen Hsiao on behalf of The Board of Trustees of the Leland Stanford Junior University for Site and Design Review of the construction of a 69-room, three story, 51,948 square foot building on a 1.57-acre site, to house an expanded Ronald McDonald House program. The project includes a rezoning to Public Facility with a Site and Design Combining District (PF(D)) zone, and Comprehensive Plan re-designation (from Streamside Open Space to Major Institution/Special Facilities), and a Conditional Use Permit amendment. Zone District: Community Commercial with a Landscape Combining District (CC(L)). Environmental Assessment: A Mitigated Negative Declaration has been prepared for the project in accordance with CEQA.

RECOMMENDATION

Staff and the Planning and Transportation Commission recommend that the Architectural Review Board (ARB) recommend that the City Council approve the Site and Design Review application for the construction of a 69-room, three story, 52,278 square foot building on a 1.57-acre site, to house an expanded Ronald McDonald House program.

BACKGROUND

Site information, a detailed project description, and the project history are provided in the previous ARB staff report (Attachment I). On January 24, 2013 the project was reviewed by the ARB and they continued the item to a date uncertain asking that the applicant consider the following items:

1. Reconsider location of generator or concept of meditation garden;
2. Review the gate at the tot lot fence;
3. Review the balance of trees on both sides of the entry;
4. Provide lighting at garage entry ramp;
5. Provide bike parking cut sheet;

6. Provide trash enclosure details;
7. Reconsider the shed roof at the entry;
8. Reconsider the dormer window design;
9. Review the window pattern and placement;
10. Consider having the proposed building color match the existing building color;
11. Resolve the roof and gutter details between the plan view and the elevation images;
12. Consider adding a building base;
13. Study the overall surface of the building;
14. Review the expansion joints;
15. Explore the possibility of adding character and detail elements currently associated with the existing building;
16. Add ARB findings to the Record of Land Use Action, and;
17. Summary of the parking rational.

DISCUSSION

The applicant has attempted to address all of the comments provided by the ARB at the January 24, 2013 hearing. The changes made by the applicant are numbered below to correspond to the ARB's comments above:

1. Plan has been amended to eliminate the term "meditation" from the garden area with the existing emergency generator. The generator will remain in place and greenscreen with vine planting would be added to reduce its visibility.
2. Two gates have been added to the rear fence to provide access to the open space beyond.
3. The four crape myrtle trees, originally proposed to the right of the entry, have been replaced with a single coast live oak tree. Due to the required handicapped parking spaces to the left of the entry, there is no room for trees in this location.
4. Lighting has been added to the garage entry ramp.
5. The bike parking cut sheet has been provided on sheet A1.2.
6. The elevation of the proposed trash enclosure is provided on sheet A3.2.
7. The previously proposed shed roof at the entry has been revised into a gable roof, relating better to the gables on the new and the existing building.
8. Some of the dormers have been eliminated and the others have been modified into wall dormers to better relate to the wall dormers of the existing RMH.
9. The window pattern and placement have been modified. The windows on the second and third floor have been modified to align with each other and the ground floor windows have been deeply recessed to add greater depth and articulation to the building. A third window was added at the third floor level.
10. The RMH would like to move away from the shades of pink in the existing building color and shift to colors with more earth tones. They propose that both buildings be painted the same colors as provided on the color/material board.
11. The roof and gutter details between the plan and elevation drawings have been resolved.
12. The plan has been revised to propose a heavier stucco texture at the base, as well as a different color, to set is apart from the rest of the building. Ground floor windows have also been recessed in to create greater depth and further distinguish the base from the rest of the building.
13. The overall surface of the building has been addressed in multiple ways. The use of two different stucco textures and colors to accentuate the base and the gable features,

realignment of the windows, recessing the ground floor windows, adjustment of the score lines, and narrowing of the wall surfaces with gable elements.

14. The expansion joins have been revised in relation to the realignment of the windows.
15. The building design has been revised to attempt to bring in additional character elements from the existing building such as an increase in the scale of the eve brackets and the elimination of the roof dormers in exchange for wall dormers. The building mass has also been broken down further to better relate to the existing building. This has been done by accentuating the base of the new building, recessing the ground floor windows, reducing the width of the gable elements in several locations, and modification of the dormers.
16. Staff has added the ARB findings to the Record of Land Use Action. (Attachment A)
17. Required parking is calculated based on the rate of one parking space per guest room. The requirement acknowledges that both staff and guests need places to park. This is the requirement applied to hotels, which is the most similar use to the proposed facility. The existing facility has 47 guest rooms and 64 parking spaces. Site visits to the site confirm that the existing facility is over parked and that many of the existing spaces go unused. The total number of guest rooms with the existing and proposed facility combined would be 116 rooms. The total number of parking spaces will be 133 spaces. This will be 17 spaces more than is required by code.

The applicant has provided a letter addressing the ARB's comments. This is provided as Attachment D. The applicant has also provided a comparison narrative document that includes details of the existing RMH facility, elements of the previous design, and new versions of those elements in a side by side comparison to assist in detailing how the plans have been revised to respond to the ARB's comments (Attachment E).

ENVIRONMENTAL REVIEW

An initial study and Mitigated Negative Declaration have been prepared for the project and the 20 day public review and comment period began on November 14, 2012 and ended on December 4, 2012. A summary of the Mitigated Negative Declaration is provided in the previous ARB staff report (Attachment I).

ATTACHMENTS

A. Draft Record of Land Use Action
B. Site Location Map
C. Applicant's Project Description Letter*
D. ARB Response Narrative*
E. Comparison Narrative (ARB Members only)*
F. Comprehensive Plan Compliance Table
G. Zoning Compliance Table
H. Previous Staff Reports, City Managers Report, February 13, 2012/Architectural Review Board, July 12, 2012/Planning and Transportation Commission, November 14, 2012 http://www.cityofpaloalto.org/gov/boards/architectural.asp
I. Previous Architectural Review Board staff report, January 24, 2013
J. City Council Minutes, February 13, 2012/ Planning and transportation commission minutes November 14, 2012 - http://www.cityofpaloalto.org/gov/boards/architectural.asp
K. Mitigated Negative Declaration and Initial Study

L. Plans (ARB Members only)*

* Prepared by Applicant; all other attachments prepared by Staff

COURTESY COPIES
Huiwen Hsiao, applicant
Amy Taylor, applicant
Linda Poncini, applicant
Alex Ingram, applicant
Laura Boudreau, applicant
Board of Trustees of the Leland Stanford Junior University, owner

Prepared By: Russ Reich, Senior Planner

Manager Review: Amy French, Chief Planning Official

Attachment A

ACTION NO. 2013-XX
RECORD OF THE COUNCIL OF THE CITY OF PALO ALTO
LAND USE APPROVAL FOR 50 EL CAMINO REAL: SITE AND DESIGN REVIEW AND CONDITIONAL USE PERMIT APPROVAL
(11PLN-00388)

On ???? x, 2013, the Council of the City of Palo Alto approved the Site and Design Review and Conditional Use Permit application for a hospital accessory facility in the proposed Public Facilities (PF) zone district with Site and Design (D) Combining District, making the following findings, determination and declarations:

SECTION 1. Background. The City Council of the City of Palo Alto ("City Council") finds, determines, and declares as follows:

A. Huiwen Hsiao has requested the City's approval for Site and Design Review and a Conditional Use Permit for the construction of a three story, approximately 52,000 sq. ft. expansion of the existing Ronald McDonald House facility as a hospital accessory facility. The building would be approximately 42 feet tall, have 69 parking spaces, and would have 69 guest rooms as well as other kitchen, recreation, and laundry spaces. Also requested are changes to the zoning designation and the Comprehensive Plan Land Use Designation. The zoning would change from Community Commercial with a Landscape combining district (CC(L)) to Public Facilities with a Site and Design combining district (PF(D)). The Land Use Designation would be amended from Streamside Open Space to Major Institution/Special Facilities.

B. The site is currently vacant and undeveloped and is occupied by 91 trees and an illuminated bike and pedestrian pathway that parallels Sand Hill Road. It is designated on the Comprehensive Plan land use map as Streamside Open Space, and is located within the Community Commercial (CC) zone district with a Landscape (L) combining District.

C. Following staff review, the Planning and Transportation Commission (Commission) reviewed the Project on November 14, 2012, and recommended approval. The Commission's recommendations are contained in CMR: XXXX and the attachments to it.

D. Following Commission review, the Architectural Review Board (ARB) reviewed the Project on January 24, 2013, and continued the project to a date uncertain. On April 4, 2013 the

Architectural Review Board reviewed revisions to the proposal and recommended approval. The ARB's recommendations are contained in CMR: XXXX and the attachments to it.

SECTION 2. Environmental Review. The City, as the lead agency for the Project, has determined that a Mitigated Negative Declaration (MND) will be required for the project subject to the provisions of the California Environmental Quality Act (CEQA). The Public Notice period for the MND began on November 14, 2012 and concluded on December 4, 2012. There were no comments on the MND.

SECTION 3. Architectural Review Findings

1. *The design is consistent and compatible with applicable elements of the Palo Alto Comprehensive Plan.*

This finding can be made in the affirmative in that the project incorporates quality design that preserves the creek, compliments the existing buildings in the area, and provides a valued service within the community.

2. *The design is compatible with the immediate environment of the site.*

This finding can be made in the affirmative in that the project has attempted to preserve as many existing trees as possible, working them into the site layout. The building has also been placed on the side to maximize the use while preserving the adjacent riparian area.

3. *The design is appropriate to the function of the project.*

This finding can be made in the affirmative in that the design works well to serve the needs of the Ronald McDonald House facility.

4. *In areas considered by the board as having a unified design character or historical character, the design is compatible with such character.*

This finding is not applicable to this project in that this area does not have a unified design or historic character.

5. *The design promotes harmonious transitions in scale and character in areas between different designated land uses.*

This finding can be made in the affirmative in that the project maintains the same height as adjacent buildings and is well screened from nearby single-family residential uses.

6. *The design is compatible with approved improvements both on and off the site.*

This finding can be made in the affirmative in that the project's design is intended to relate to the existing Ronald McDonald House facility by incorporating architectural details form the existing building into the new one.

7. *The planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community.*

This finding can be made in the affirmative in that the new building would be tied to the existing via a pedestrian path through a circular garden. The circular garden features a mature coast live oak tree and is the connection point between the existing and new buildings. Vehicular connectivity is also provided by a driveway the allows vehicular movement between the existing and new buildings without the need to enter onto the public roadway.

8. *The amount and arrangement of open space are appropriate to the design and the function of the structures.*

This finding can be made in the affirmative in that the proposal provides ample outdoor patios, gardens, and play areas to meet the needs of the buildings users.

9. *Sufficient ancillary functions are provided to support the main functions of the project and the same are compatible with the project's design concept.*

This finding can be made in the affirmative in that a new trash enclosure is proposed to be compatible with the new building.

10. *Access to the property and circulation thereon are safe and convenient for pedestrians, cyclists and vehicles.*

This finding can be made in the affirmative in that the proposal provides an onsite driveway that connects the two buildings as well a multiple pedestrian pathways.

11. *Natural features are appropriately preserved and integrated with the project.*

This finding can be made in the affirmative in that many existing trees are preserved in place and others are transplanted just behind the site to re-vegetate the riparian area between the creek and the proposed building.

12. *The materials, textures, colors and details of construction and plant material are appropriate expression to the design and function.*

This finding can be made in the affirmative in that proposal primarily includes earthy colors and materials as well as native tree and plant species to blend with the natural surroundings of the site.

13. *The landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment.*

This finding can be made in the affirmative in that the proposal includes native landscape materials that are used to screen and soften the appearance of the building while also providing a pleasing color pallet.

14. *Plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which would tend to be drought-resistant to reduce consumption of water in its installation and maintenance.*

This finding can be made in the affirmative in that the proposed landscape materials are well suited for the proposed environment.

15. *The project exhibits green building and sustainable design that is energy efficient, water conserving, durable and nontoxic, with high-quality spaces and high recycled content materials. The following considerations should be included in site and building design:*

- Optimize building orientation for heat gain, shading, daylighting, and natural ventilation;
- Design landscaping to create comfortable micro-climates and reduce heat island effects;
- Design for easy pedestrian, bicycle and transit access;
- Maximize on site stormwater management through landscaping and permeable paving;
- Use sustainable building materials;
- Design lighting, plumbing and equipment for efficient energy and water use;

- Create healthy indoor environments; and
- Use creativity and innovation to build more sustainable environments.

This finding can be made in the affirmative in that the project would comply with the City's green building ordinance, parking lot trees are provided to reduce the urban heat island effect, and easy pedestrian access is provided.

16. *The design is consistent and compatible with the purpose of architectural review as set forth in subsection 18.76.020(a).*

This finding can be made in the affirmative in that the project design promotes visual environments that are of high aesthetic quality and variety.

SECTION 4. Site and Design Review Findings

1. The use will be constructed and operated in a manner that will be orderly, harmonious, and compatible with existing or potential uses of adjoining or nearby sites.

The proposed expansion of the Ronald McDonald House as a hospital accessory facility would be a compatible and harmonious use in relation to adjacent and nearby uses. The proposed location for the RMH is ideal in that it is adjacent to the existing facility which creates efficiencies for the operation and is in close proximity to the Lucile Packard Children's Hospital and the Stanford Hospital where there tenants and family members receive treatment. The proposed building is set away from the adjacent riparian creek area so as not to negatively impact it. The RMH would be conducted such that it would not result in an impact on adjacent properties. The traffic and parking for the project have been reviewed and it has been determined that the use would be adequately parked and that the traffic volumes would not result in an impact to local intersections or roadways. The new building is proposed to be architecturally similar to the existing facility next door.

2. The project is consistent with the goal of ensuring the desirability of investment, or the conduct of business, research, or educational activities, or other authorized occupations, in the same or adjacent areas.

The approval of the project would maintain the desirability of investment by supporting a use that is important to the community. The proposal would be executed in a manner that preserves the aesthetic quality of the area. The proposed building would be setback 70 feet or more from Sand Hill Road providing a

significant setback to accommodate ample landscaping and preserve the aesthetic of the corridor. Construction of all improvements will be governed by the regulations of the current Zoning Ordinance, the Uniform Building Code, and other applicable codes to assure safety and a high quality of development.

3. Sound principles of environmental design and ecological balance are observed in the project.

The proposal respects the nearby natural riparian corridor with an 80 foot setback from the top of bank. The proposal does not remove riparian corridor vegetation and would even add new native shrubs and trees to further ensure the protection of the creek and the nearby natural environment. The project would also meet all City and state requirements for green building. Of the 70 trees to be removed, 16 of them will be saved and relocated between the new building and the creek. The 21 remaining trees on site would be protected in place and 30 new trees would be planted on site.

4. The use will be in accord with the Palo Alto Comprehensive Plan.

The project is compliant with several comprehensive plan policies as noted in the Comprehensive Plan Compliance Table

SECTION 5. Conditional Use Permit Findings

1. *Not be detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety, general welfare, or convenience;*

The project, as conditioned, would not result in detrimental or injurious impacts to property or improvements in the vicinity. The proposal has no significant impacts that are not able to be mitigated and would propose a use identical to the use existing on the adjacent parcel which currently functions without negatively impacting the neighboring properties. The proposed facility is large but is designed to mitigate the proposed building mass and has significant building setbacks. It is located in close proximity to the existing facility which creates operational efficiencies between the existing and new RMH buildings. It is also close to the hospital to minimize vehicle trips and adds conveniences to the users.

2. *Be located and conducted in a manner in accord with the Palo Alto Comprehensive Plan and the purposes of this title (Zoning).*

The project is compliant with several comprehensive plan policies as noted in the Comprehensive Plan Compliance Table

SECTION 6. Site and Design Review and Conditional Use Permit Approval Granted. Site and Design Review and conditional Use Permit Approval is granted by the City Council under Palo Alto Municipal Code Section 18.30(G).070, and Section 18.76.010 for application 11PLN-00388, subject to the conditions of approval in Section seven of the Record.

SECTION 7. Plan Approval.

The plans submitted for Building Permit shall be in substantial conformance with those plans prepared by Huiwen Hsiao entitled "Ronald McDonald House", consisting of 27 pages, dated November 6, 2012, and received November 7, 2012, except as modified to incorporate the conditions of approval in Section Six. A copy of these plans is on file in the Department of Planning and Community Environment. The conditions of approval in Section 6 shall be printed on the cover sheet of the plan set submitted with the Building Permit application.

SECTION 8. Conditions of Approval.

Department of Planning and Community Environment

1. The plans submitted for Building Permit shall be in substantial conformance with plans received on January 16, 2013, except as modified to incorporate the following conditions of approval and any additional conditions placed on the project by the Planning Commission, Architectural Review Board, or City Council. The following conditions of approval shall be printed on the cover sheet of the plan set submitted with the Building Permit application.

2. All noise producing equipment shall not exceed the allowances specified in Section 9.10 Noise of the Palo Alto Municipal Code.

3. Any existing city street trees shall be maintained and protected during construction per City of Palo Alto standard requirements.

4. All landscape material shall be well maintained and replaced if it fails.

5. Any exterior modifications to the building or property shall require Architectural Review. This includes any new signs.

6. Mitigation Measure Bio-1: Prepare a final Tree Preservation Report for all trees to be retained. Activity within

the dripline of ordinance-regulated oak trees requires mitigation to be consistent with Policy N-7 of the Palo Alto Comprehensive Plan. An updated tree survey and tree preservation report (TPR) prepared by a certified arborist shall be submitted for review and acceptance by the City Urban Forester. For reference clarity, the tree survey shall include (list and field tag) all existing trees within the project area, including adjacent trees overhanging the site. The approved TPR shall be implemented in full, including mandatory inspections and monthly reporting to City Urban Forester. The TPR shall be based on latest plans and amended as needed to address activity or within the dripline area of any existing tree to be preserved, including incidental work (utilities trenching, street work, lighting, irrigation, etc.) that may affect the health of a preserved tree. The project shall be modified to address recommendations identified to reduce impacts to existing ordinance-regulated and other trees to be retained. The TPR shall be consistent with the criteria set forth in the tree preservation ordinance, PAMC 8.10.030 and the City Tree Technical Manual, Section 3.00, 4.00 and 6.30 http://www.cityofpaloalto.org/environment/urban_canopy.asp. To avoid improvements that may be detrimental to the health of regulated trees, the TPR shall review the applicant's landscape plan to ensure the new landscape is consistent with Tree Technical Manual, Section 5.45 and Appendix L, Landscaping under Native Oaks. The project site arborist will also review the plans submitted for building permit to verify in writing that all final design review measures to protect trees are incorporated into the plans.

7. Mitigation Measure Bio-2: Prepare a Tree Relocation Feasibility Plan for protected and non-protected trees to be relocated. Because of inherent mortality associated with the process of moving mature trees, a Tree Relocation and Maintenance Plan (TRMP) shall be prepared subject to Urban Forester's approval. The project sponsor shall submit a TRMP to determine the feasibility of moving the Protected Trees to an appropriate location on this site. Feasibility shall consider current site and tree conditions, a tree's ability to tolerate moving, relocation measures, optimum needs for the new location, aftercare, irrigation, and other long-term needs.

If the relocated trees do not survive after a period of five years, the tree canopy shall be replaced with a tree of equivalent size or security deposit value. The TRMP shall be inclusive of the following minimum information: appropriate irrigation, monitoring inspections, post relocation tree maintenance and for an annual arborist report of the condition of the relocated trees. If a tree is disfigured, leaning with supports needed, in decline with a dead top or dieback of more than 25%, the tree shall be considered a total loss and replaced in kind and size. The final annual arborist report shall serve as the basis for return of the tree security deposit.

8. Mitigation Measure Bio-3: Provide a Tree Preservation Bond/Security Guarantee. The natural tree resources on the site include significant protected trees and neighborhood screening, including 15 trees proposed for relocation. Prior to building permit submittal, the Tree Security Deposit for the total value of the relocated trees, as referenced in the Tree Technical Manual, Section 3.26, Security Deposits, shall be posted to the City Revenue Collections in a form acceptable by the City Attorney. As a security measure, the project shall be subject to a Memorandum of Understanding between the City of Palo Alto and the Applicant describing a tree retention amount, list of trees, criteria and timeline for return of security, and conditions as cited in the Record of Land Use Action for the project. The applicant and project arborist shall coordinate with the City Urban Forester to determine the amount of bonding required to guarantee the protection and/or replacement of the regulated trees on the site during construction and within five years after occupancy. The applicant shall bond for 150% of the value for the relocated trees, and 50% of the value of the remaining trees to be protected during construction (as identified in the revised and final approved Tree Protection Report). The applicant shall provide the proposed level of bonding as listed in the Tree Value Table, with the description of each tree by number, value, and total combined value of all the trees to be retained. A return of the guarantee shall be subject to an annual followed by a final tree assessment report on all the relocated and retained trees from the project arborist as approved by the City Urban Forester, five years following final inspection for occupancy, to the satisfaction of the director.

9. Mitigation Measure Bio-4: Retain protected oak trees #53 and #35 with focused site planning. Oak #35 is a fine specimen functioning as a significant aesthetic and biological resource and screen tree. Specific roadway mitigation design shall be implemented to enable the retention of this tree. Oak # 53, along the creek side of the building perimeter, is a healthy oak of significant character and function to provide screen, shade and environmental benefits from the western sun exposure. Sufficient root clearance, canopy clearance shall be afforded the tree, as well as specific measures in the tree protection report to ensure the tree's survival.

10. Mitigation Measure Bio-5: Provide monetary in-lieu fee for protected trees that cannot be relocated and will not survive construction, after all design options have been exhausted consistent with the Tree Technical Manual, Section 3.00, Tree Value Replacement Standard. The appraised value of protected trees that are inadvertently removed shall be paid to the City of Palo Alto Revenue Collections, Forestry Fund, prior to building permit issuance.

11. Mitigation Measure Bio-6: Provide optimum public tree replacement for loss of any public trees along Sand Hill Road.

As mitigation to offset the net loss for years of public resource investments and minimize the future years to parity with infrastructure benefits (Co2 reduction, extended asphalt life, water mgmt., etc.) currently provided by the trees, the new Sand Hill Road frontage should be provided maximum streetscape design and materials to include the following elements:

- Provide adequate room for tree canopy growth and root growing volume resources.
- Utilize city-approved best management practices for sustainability products.

12. Mitigation Measure Bio-7: Provide monetary in-lieu fee for Designated California Black Walnut # 48 that is too large to be relocated and is within the project footprint. The appraised value of Walnut #48 consistent with the Tree Technical Manual, Section 3.00, Tree Value Replacement Standard shall be paid to the City of Palo Alto Revenue Collections, Forestry Fund, prior to building permit issuance.

13. Mitigation Measure Bio-8: Prior to construction, the limits of work along San Francisquito Creek shall be demarcated with plastic construction mesh fencing and silt fencing. The fencing must be in place prior to any site improvements and only removed when all construction work is completed.

14. Mitigation Measure Bio-9: The proposed setback area between the creek top-of-bank and the development shall be re-vegetated with native riparian plant species (trees and shrubs) to buffer the creek resources. Native riparian trees and shrubs shall be used, such as coast live oak, valley oak, western sycamore, blue elderberry, toyon, coffee berry, and California wild rose.

15. Mitigation Measure Bio-10: Construction shall be scheduled to occur between August 15 and March 15 of any given year, which is outside the nesting season for this area. If this is not possible, a qualified biologist shall conduct preconstruction surveys for nesting birds. If nesting birds are observed, buffer zone shall be established where no construction will take place until the biologist has determined that all chicks have fledged. The buffer zone shall be 50 feet for passerines and 200 feet for raptors.

16. Mitigation Measure Culture-1: A program of mechanical subsurface presence testing shall be conducted. Depending on the findings, a more comprehensive program of evaluation of significance of the deposits may be recommended in order to devise a responsible program of mitigation of impacts through data recovery excavation combined with archeological

monitoring of all earthmoving activities to identify, record and/or remove significant archeological materials and to limit damage to human remains and associated grave goods which may be encountered during construction related excavation. Presence/absence testing would be limited to a series of trenches. Based on findings, a plan for further evaluative testing and/or mitigation would be prepared.

SECTION 9. Term of Approval.

Site and Design Approval. In the event actual construction of the project is not commenced within two years of the date of council approval, the approval shall expire and be of no further force or effect, pursuant to Palo Alto Municipal Code Section 18.30(G).080.

SECTION 10. Term of Approval.

Conditional Use Permit Approval. In the event actual construction of the project is not commenced within one year of the date of council approval, the approval shall expire and be of no further force or effect, pursuant to Palo Alto Municipal Code Section 18.77.090(a).

SECTION 11. Indemnity Clause.

To the extent permitted by law, the Applicant shall indemnify and hold harmless the City, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside or void, any permit or approval authorized hereby for the Project, including (without limitation) reimbursing the City its actual attorneys fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its own choice.

PASSED:
AYES:
NOES:
ABSENT:
ABSTENTIONS:
ATTEST: APPROVED:

City Clerk

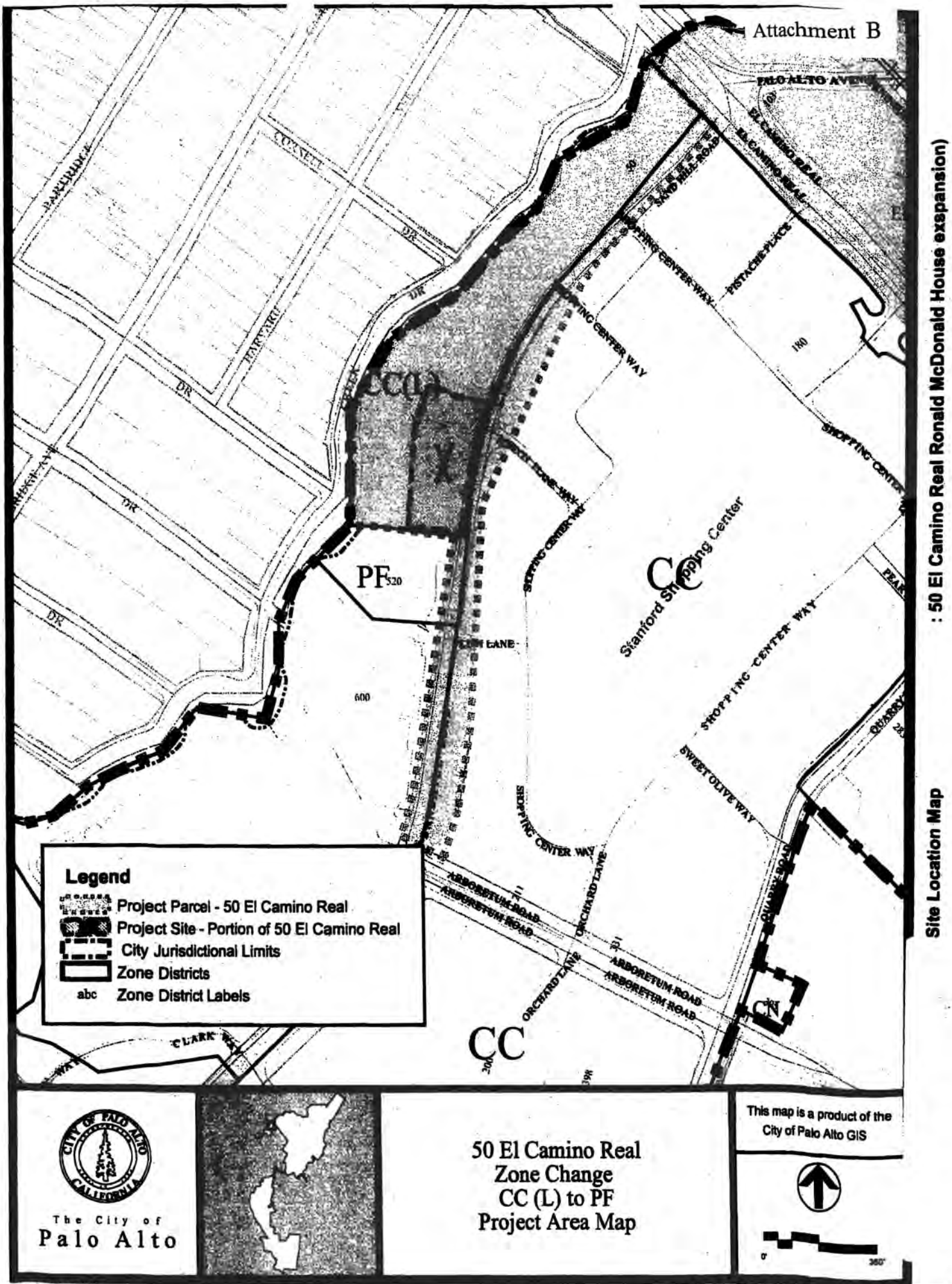
Director of Planning and Community Environment

APPROVED AS TO FORM:

_____
Senior Asst. City Attorney

PLANS AND DRAWINGS REFERENCED:

1. Those plans prepared by Huiwen Hsiao entitled "Ronald McDonald House Expansion", consisting of 33 pages, dated, and received January 16, 2013.



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Attachment C

520 Sand Hill Road
PF ZONE
PROJECT DESCRIPTION

I. PROJECT APPLICANT.

The project applicant is Ronald McDonald House at Stanford. Ronald McDonald House ("RMH") at Stanford creates a home-away-from-home and supportive community for families with a child being treated for a life-threatening illness. Located close to Lucile Packard Children's Hospital, the RMH is a shelter for the family to stay together and provides respite from the stress of medical procedures.

For seriously ill little ones and their families every day can be a challenge. They are confronted by a daunting situation emotionally and financially, the stress of which may hamper the child's recovery. As families leave the comfort of home to seek advanced or specialized treatment, the experience becomes even more difficult without the immediate support network of family and friends. At a time when tubes, bandages, baldness, wheelchairs, needles, and tests are part of these families' daily lives, Ronald McDonald House at Stanford looks for ways to provide respite and relief from the pressures each family faces so that they can focus on their number one priority: the health of their child.

With Stanford Hospital's expanded services, the need for rooms is consistently expanding and families are turned away every night. With the forthcoming expansion of Lucile Packard Children's Hospital, that demand will continue to increase, even more quickly. Fortunately, RMH has identified an ideal property – immediately adjacent to the existing House - on which to grow and meet both current and projected needs. The property, which represents a portion of the Designated Remainder of the Lands of the Leland Stanford Junior University, will be incorporated into the current lot by means of a lot line adjustment.

II. LOCATION AND CONTEXT.

The RMH is located at 520 Sand Hill on land leased from the Board of Trustees of Leland Stanford Junior University ("Stanford"). It is adjacent to the Vi senior community and across Sand Hill Road from Stanford Shopping Center; across the creek to the north are single-family residences in Menlo Park and to the east all the way to El Camino Real is open space. When the original Children's Hospital at Stanford was relocated from Sand Hill Road to Welch Road, the RMH remained on Sand Hill Road and retained its PF zone. It was categorized as a hospital accessory facility and although that use is not specifically listed as a conditional use in the PF zone, similar private uses (such as outpatient medical facilities, day care centers, private schools and residential care facilities) are conditionally allowed. Section 18.28.040 of the Zoning Code allows other uses which, in the opinion of the Director of Planning and Community Environment, are similar to those listed, as permitted or conditionally permitted uses.

The Director has determined that the RMH is similar to these uses and would be a conditionally allowed use in the PF zone.

The RMH currently has a conditional use permit for 47 rooms, administrative offices, and common rooms, including a large kitchen, teen room, day care room and computer room used by the residents. The RMH is also subject to a recorded Affordable Housing Agreement whereby the RMH covenants that all units are rented at affordable rates. In fact, the RMH charges only $10.00/night for each room, and even that amount is waived if it is a hardship on the occupant.

The expansion of the RMH will require the Comprehensive Plan designation of Streamside Open Space to be changed to Major Institutions/Special Facilities for 1.57 acres of the approximate 8.52 acres of open space. The RMH is also requesting a rezone of this same 1.57 acres to PF (D). Adding the (D) overlay zone to the PF zone will assure that the design of the expansion is integrated into and justifies the expansion of the PF zone. Additionally, an amended CUP (or new CUP) will be needed to expand the use permit for the RMH. The additional 1.57 acres for the expansion will be set way beyond the top of the creek bank and the expanded RMH will be at least 290 feet from the closest residence on the north side of the creek.

III. DETAILS OF DRAFT DESIGN.

The proposed 52,000 square feet will more than double the size of the existing RMH, and the expansion will add 70 rooms to the existing 47. The height of the proposed expansion will be approximately 42 feet, the same as the existing RMH. The RMH intends to generally comply with required setbacks and site coverage on the leased parcel. There will be an additional sixty-nine parking spaces, including surface spaces and an underground parking garage. Although several groups of trees will be removed, all the major oak trees on the site will be preserved.

The proposed new addition will be designed with the same architectural features and vocabulary as the existing RMH buildings. It will be a wood frame construction on a concrete basement foundation. A unique meditation garden is proposed in between the existing RMH and the proposed expansion.

IV. HOUSING NEEDS AND FACILITIES

Currently, Ronald McDonald House at Stanford has 47 guestrooms and offers families a place to stay that is designed to meet their specific needs during this challenging time. The RMH features a Children's Activity Room, Teen Recreation Center, Computer Center, family library, and fitness center. Shared areas such as a large kitchen and dining room, TV rooms on each floor and a multi-purpose "great room" create a sense of community among the families.

Everything about Ronald McDonald House at Stanford is geared towards supporting and healing the family. Often, the entire family is uprooted. For the siblings of ill

children, the experience can be very traumatic. Not only are they worried about the health of their brother or sister, but the majority of the family's attention is focused on their ill sibling. Having a place to stay that offers kid-friendly activities and a life as much like home as possible helps maintain the family's closeness and structure.

Additional benefits offered through the House help families with everyday tasks that could otherwise be daunting: shuttles to and from the hospital, free laundry facilities, group trips to the grocery store, breakfast provided seven days a week, and dinner brought in about five nights a week. A story-time, dance, and acting workshop helps kids role play and express the complex emotions they are experiencing. Programs such as Kids Can Cook, Furry Friends Hour, Bingo, Arts and Crafts Night, scrapbooking, and massage offer avenues for healing the whole family.

This expansion project will supplement the current 47 guestrooms with an additional 68 guestrooms, and would include a second kitchen, dining room and activity centers. The number of rooms needed was ascertained through a joint project between Ronald McDonald House at Stanford and Lucile Packard Children's Hospital. The study was conducted by Kaufman Hall & Associates, a third-party independent consulting firm that offers strategic advisory services to hospitals and healthcare organizations. Kaufman Hall found that the forecasted need would increase after the hospital's expansion and that 65-70 rooms would be needed to accommodate the additional families traveling to Lucile Packard Children's Hospital for life-saving treatment.

As Lucile Packard Children's Hospital is able to treat increasingly ill children who need to stay locally for extended periods, the demand for services and housing at Ronald McDonald House at Stanford continues to rise. As shown in Chart 1 (attached), the average length of stay has grown from 6 nights in 2003, when the current expanded building re-opened, to 29 nights in 2012. Because many procedures require patients to be near the hospital for pre- and post-operative care as well as for outpatient treatments, more patients are staying at the House during part or all of their treatment. Ronald McDonald House's statistics demonstrate the need for expansion with a greater number of families being put on the waitlist each night. Chart 2 (attached) shows an average number of families per night who are being turned away, many of them, night after night. The urgency for an expansion has grown with the number of families needing housing. Because rooms are so limited, a family might remain on the waitlist for weeks without ever getting an opportunity to stay in the House before their treatment is complete. It is a hardship on these families that needs to be addressed.

Since the House opened in 1979, the fee requested from the families has remained at a modest $10 per night and no family is ever turned away due to inability to pay. With the high cost of medical care, many of the families are putting all their assets toward the treatment of their child. Nearly two-thirds of the families served are so financially impacted they cannot afford the $10 nightly fee. Because of generous community support, Ronald McDonald House at Stanford can continue to give these families a safe place to stay when they need it the most.

A generous amount of the annual operating budget (6%) is supported by Bay Area Ronald McDonald House Charities and local McDonald's owner/operators; however, the RMH's largest supporters are members of the community, providing about 85% of the operating budget. Every penny raised in support of the RMH is spent locally.

V. MINIMIZING NEIGHBORHOOD IMPACTS.

By adding guestrooms to Ronald McDonald House at Stanford, the RMH will accommodate the families of critically ill children being treated at Lucile Packard Children's Hospital. With the RMH's shuttles, bicycle loan program and walking proximity to the hospital, this expansion is not expected to increase car traffic in the area. The families stay for long periods and frequent the stores and restaurants near the RMH and throughout Palo Alto. The RMH also provides vans for food and inexpensive clothing shopping.

The RMH expansion will have no exterior lighting facing the creek and is not expected to generate noise. The existing RMH has received no complaints from neighbors in the nearly 10 years it has operated under its current use permit.

Ronald McDonald House at Stanford has been investigating alternative additional sites throughout Palo Alto for many years, none of which have been appropriate for its needs. By expanding on the land adjacent to the existing RMH, citywide impacts are minimized. There is no location and no combination of services that could be created as efficiently as this expansion can. It will offer the fewest complications for families staying at the RMH and offer better cost-savings than a second RMH elsewhere in the City.

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STATEMENT OF DESIGN INTENT

PROJECT: RONALD McDONALD HOUSE
ADDRESS: SAND HILL ROAD

The 1.57 acre site located just north of the existing Ronald McDonald House on Sand Hill Road will provide lodging for the families while their children are receiving treatment at the Lucille Packard Children's Hospital. Our vision is to create an attractive and welcoming landscape environment that will, hopefully, provide some therapeutic tranquility during this difficult time. Children's play areas have been incorporated into the design to further enhance the family experience and help to distract the child's focus on the hospital care. Located within a landscape reserve area, the site is surrounded by native Oak trees, Coast Redwoods, and groves of Eucalyptus. The proposed plant palette will at maturity integrate with the existing landscape community and provide colorful flowering trees, shrubs displaying textural and tonal contrasts, and drifts of ornamental grasses swaying with the breezes.

All of the proposed landscape plant material is indigenous to northern California and are predominantly low to medium water users. Many of the existing native Oaks and Redwoods are being transplanted to create a landscape buffer along the westerly property line within the landscape reserve. New native Oaks, Redwoods and ornamental grasses will frame the re-aligned existing pedestrian/bike path and provide a landscape buffer between Sand Hill Road and the project driveway. The existing 50.2" diameter Patriarch Coast Live Oak stands as a tranquil focal point at the south end of the site and will be protected for the duration of the construction period. Hardy, water-conserving colorful shrubs and ornamental grasses appear throughout the building landscape.

The proposed irrigation system will be controlled by a multi-programmable time clock capable of several short watering cycles to prevent surface run-off and a soil-based moisture sensor that will turn-off the system during inclement weather. Low-precipitation shrub and lawn heads, drip irrigation at smaller landscape areas, and quick coupler valves for hand-watering during periods of drought will also be employed by this system.

The irrigation system should be inspected bi-monthly and kept clean and properly adjusted. Damaged equipment should be repaired promptly with identical equipment. Turf management will be minimal as there is only one small lawn play area. Maintenance shall include, but not be limited to the following: routine inspections, pressure testing, irrigation repair, aerating and de-thatching turf areas, replenishing mulch, fertilizing, pruning,cutting ornamental grasses, replanting failed plants, weeding, pest control, and general clean-up of all landscape debris.

Architectural Review Board Follow-up for 50 El Camino

This narrative will outline the issues and concerns that were raised at the ARB meeting on January 24, 2013 regarding the design of 50 El Camino and the Team's response to the concerns.

Building:

1. Review entry shed roof, provide more design details and elements. Look at Existing House for design elements.

   Response: We have looked more closely at the existing house and have made numerous changes to the exterior of the building, visually tying the existing to the new building. The roof lines have dramatically changed, windows have been realigned and resized, dormers have been eliminated and some dormer elements blended into the vertical planes of the house, which matches the existing house's elements. We have extended this through the fence around the children's play area in the front and back. We have also balanced the building better on each end so the overall look and feel more closely matches the existing house. The entry has been redesigned and 'popped-out'. The sloping shed roof has been eliminated and a pitched frosted glass roof has been added to the entry which matches the style and shape of the new and old roof lines.

2. Detail dormer window design. Seem disjointed, not coordinated to rooms and space.

   Response: The windows have been redesigned and aligned to the interior details. The windows are now aligned to each other and the interior spaces. We eliminated the variety of window sizes in a single vertical element and made them consistent.

3. Window pattern placement seems odd. Not uniform. Dress up with design elements more like a home.

   Response: We made significant changes to the window layout, sizes and spacing as noted above. Lower level windows were depressed (set-in) to add more depth, shadow lines and layers to the building. The style of window matches the existing house.

4. Match existing building colors.

   Response: The existing house color has faded over the last 11 years and needs to be refreshed. We are going to paint the existing house the same color as the new house so they will match exactly. We are staying close to the original colors but want to move a little more toward modern earth tones and away from pink shades.

   As part of the ARB resubmittal package, we are providing a comparison color elevation to illustrate the existing "faded" color scheme vs. our preferred color scheme for both buildings.

5. Provide more detailed roof and gutter plan to ensure run-off and drainage. Can't tell how roofs tie together.

   Response: The drawing details have progressed significantly. We have added much more detail in regards to the roof lines, gutters and downspouts. We have realigned the roof planes to meet in logical places and have simplified the roof lines with the new design and the elimination of oddly placed dormers.

6. Revisit building base design to reduce mass.

   Response: We have made numerous changes to the base, including setting in windows and utilizing a heavier stucco texture to set the base apart from the main wall. A change of color has been introduced at the base to differentiate it from the main wall and make the building feel more grounded.

7. More articulation and broken up façade. More elements need to be broken down.

   Response: The front entrance has been redesigned, including elimination of the shed roof. We have balanced the building on each end and have matched the elements on each end and each side to provide balance and depth.

8. Review expansion joints in stucco exterior for aesthetics and alignment.

   Response: The joints have now all been aligned since the windows are all aligned.

9. Review adding window headers or other elements.

   Response: We have provided more details regarding the window design and we are matching the existing house style. We have inset numerous

windows on the first floor and added a window in the children's playroom to allow more light and interaction with the outdoors.

Site/Landscape

1. Review existing generator and its location.

   Response: We have reviewed this extensively and have concluded that the potential damage to the oak tree, its root system and surrounding area does not allow us the relocate the generator. The proximity to the transformer supplying power, the feeds to the generator from the panels, and fuel supply lines being relocated would all potentially cause harm to the tree, its root system and the environment. The generator is existing and will continue to only service the existing house; however, screening has been implemented on the landscape plan to better conceal the existing generator. Greenscreen with espaliered Kangaroo Treebine vines is placed around both the generator and the transformer.

2. Gate at top of the fence

   Response: We have added two access controlled gates in the rear of the building to allow access to the creek and open space.

3. Trees on left of entry to balance with trees on the right

   Response: The four small trees have been eliminated for the right side of the entrance and one large oak tree has been added. The large tree provides balance for Tree 35 which is being preserved. The original plan eliminated Tree 35, but we now can balance the view and look by framing the entrance with the 2 large oak trees, especially when viewing the building from the street. While a suggestion was made to incorporate some Birch trees near the entrance, it was felt that using a large oak tree would be more appropriate for two reasons: a) Birch trees require heavy water usage and b) the limited amount of landscape space immediately adjacent to the entry does not allow for sufficient space for that type of tree.

4. Add lighting to garage entrance on photometric plan

   Response: Photometric plan has been updated with lighting changes and includes the addition of the garage entrance lighting. Bike path lighting and site lighting photometric plan has been updated to show correct light

levels, indicating that there is not spill light beyond the property boundaries.

5. Add Bike parking cut sheet and trash enclosure detail

   Response: The cut sheet for the bicycle rack and the details and design of the garbage enclosure are included in the updated packet. Bike lockers for long-term use by employees and/or resident families are located in the underground garage, providing security and convenience.

6. Request entry detail, cut sheet and more design work

   *Response:*The updated drawing set provides much more detail in almost every aspect of the project. We have accelerated the design and brought in additional resources to move our project forward.

Additional Comments:

1. Bring in more outdoors for youth room.

   Response: We have added a window to the room allow more light and interaction to the outdoors.

2. Look to existing house for wonderful design elements

   Response: The updated drawings have been heavily influenced by the existing architecture and many elements have been 'borrowed' to make the buildings fit together much better with each other and the site.

   A separate Comparison document is being provided, to illustrate how the design has been modified based on previous ARB input and how elements from the exiting house have been used as inspiration in the detailing of the new house.

Summary: The Ronald McDonald House and design Team have taken all of the ARB members' feedback into consideration and we respectfully resubmit our design package for your reconsideration. Your input and comments have been very helpful and valuable. The design Team appreciates the ARB's passion for architecture, and our revised design reflects your insights. We have a much better project today due to your valuable input.

ATTACHMENT F
APPLICABLE COMPREHENSIVE PLAN POLICIES
50 El Camino Real
11PLN-00388

Business and Economics	
Policy B-32: Assist Stanford Medical Center in responding to changes in the delivery of health care services.	The expansion of the RMH facility would assist in providing temporary logging for families with children seeking medical treatment at the Lucile Packard Children's hospital. The existing facility must continually turn people away and a significant need for the proposed facility is need.
Natural Environment	
Policy N-12: Preserve the habitat value of creek corridors through preservation of native plants and the replacement of invasive, non-native plants with native plants.	The project keeps away from the riparian corridor and further protects it by adding native riparian trees and shrubs between the building and the creek.
Policy N-13: Discourage creek bank instability, erosion, downstream sedimentation, and flooding by minimizing site disturbance and vegetation removal on or near creeks and carefully reviewing grading and drainage plans for development near creeks and elsewhere in the watersheds of creeks.	The project stays 80 feet away from the top of the creek bank and would provide mesh fencing and silt fencing to keep project activities away from the creek.
Policy N-17: Preserve and protect heritage trees, including native oaks and other significant trees, on public and private property	The project site has 14 protected oak trees on site. Seven of these trees would be protected in place and three would be transplanted as part of the project. Four of the trees would be removed.
Land Use and Community Design	
Policy L-48: Promote high quality, creative design and site planning that is compatible with surrounding development and public spaces.	The proposed building would be the same height as the adjacent facility and would be architecturally compatible with it. The design will receive review by the ARB to ensure quality of design.
Policy L-66: Maintain an aesthetically pleasing street network that helps frame and define the community while meeting the needs of pedestrians, bicycles, and motorists.	Large setbacks and ample landscape areas in front of the building have been proposed to fit in with the aesthetic of the Sand Hill Road corridor as well as the adjacent open space. The winding bicycle/pedestrian path that currently runs through the site is preserved in an altered location.

Housing	
Policy H-1: Meet community and neighborhood needs as the supply of housing is increased. Ensure the preservation of the unique character of the City's existing neighborhoods.	The proposal would provide needed temporary affordable housing to families with children seeking medical care at Stanford while maintaining the quality design aesthetic of the area.
Policy H-2: Identify and implement a variety of strategies to increase housing density and diversity in appropriate locations. Emphasize and encourage the development of affordable and attainable housing.	While the proposed project is not permanent housing, it is a form of temporary affordable housing in a very appropriate location. Its close proximity to the Stanford medical facilities is one of its key benefits to its users.

Attachment G

ZONING COMPLIANCE TABLE

50 El Camino Real / File No. 11PLN-00388

DEVELOPMENT STANDARDS FOR PF(D) ZONE DISTRICT	ZONE DISTRICT STANDARD	PROPOSED PROJECT	CONFORMANCE
Minimum Building setbacks			
Front Yard (Sand Hill Road)	24' Special Setback	59'	conforms
Rear Yard	10'	10'	conforms
Interior Side Yard (right)	10'	58'	conforms
Interior Side Yard (left)	10'	25'	conforms
Total Floor Area Ratio (FAR)	1:1 (68,260 sq. ft.)	0.76:1(51,948 sq. ft.)	conforms
Maximum Site Coverage	30% (20,478 sq. ft.)	28% (19,218 sq. ft.)	conforms
Maximum Height	50'	42'-7"	conforms
Daylight Plane	none	No requirement	conforms
Parking Requirement	1 space per guest room (69 spaces)	69 spaces	conforms

CITY OF PALO ALTO

Attachment I

1

Architectural Review Board

Staff Report

Agenda Date: **January 24, 2013**

To: **Architectural Review Board**

From: **Russ Reich, Senior Planner** **Department: Planning and Community Environment**

Subject: **50 El Camino Real [11PLN-00388]:** Request by Huiwen Hsiao on behalf of The Board of Trustees of the Leland Stanford Junior University for Site and Design Review of the construction of a 69-room, three story, 51,948 square foot building on a 1.57-acre site, to house an expanded Ronald McDonald House program. The project includes a rezoning to Public Facility with a Site and Design Combining District (PF(D)) zone, and Comprehensive Plan re-designation (from Streamside Open Space to Major Institution/Special Facilities), and a Conditional Use Permit amendment. Zone District: Community Commercial with a Landscape Combining District (CC(L)). Environmental Assessment: A Mitigated Negative Declaration has been prepared for the project in accordance with CEQA.

RECOMMENDATION

Staff and the Planning and Transportation Commission recommend that the Architectural Review Board recommend that the City Council approve the Site and Design Review application for the construction of a 69-room, three story, 51,948 square foot building on a 1.57-acre site, to house an expanded Ronald McDonald House program.

BACKGROUND

Process History

The existing RMH facility is subject to the existing Conditional Use Permit, (89-U-22) as amended by (01-CUP-12). Prior to December 12, 1989, RMH operated under provisions of the use permit granted for what was then the adjacent Children's Hospital. When the hospital was relocated, the RMH applied for and received approval of a separate Conditional Use Permit (89-U-22) for the facility and a 10,519 square foot expansion, increasing the number of rooms from 13 to 24. On May 21, 2012 CUP (01-CUP-12) was approved to modify the 1989 CUP to allow the facility to expand from 24 rooms to 47 rooms.

On February 13, 2012 the City Council initiated a Rezone Request from Community Commercial with a Landscape Combining District (CC(L)) to Public Facility with a Site and Design Combining District (PF-D) and a Comprehensive Plan Amendment from Streamside Open Space to Major Institution/Special Facilities. There were seven public speakers at the initiation hearing. All but one of the speakers spoke in favor of the project. The comments generally covered the following topics:

- Need in the community for the expansion of the existing RMH, it was noted that the facility typically has to turn away 40 families a day;
- Personal experiences of how the RMH has helped families;
- Location of the proposed expansion in relation to the Children's Hospital being a significant benefit. It was noted that many families seeking treatment at the hospital must stay in hotels in adjacent communities because there are not enough places to stay close to the hospital;
- One speaker voiced his concern that the application was not complete.

The vote was 6-0-2-1 to initiate the rezone and Comprehensive Plan Land Use Map amendment, with two members not participating and one member absent.

On July 12, 2012, the Architectural Review Board (ARB) conducted a Preliminary Review to provide early feedback on the proposed building design. There were no public speakers at the meeting. The ARB was generally supportive of the project, but there were several recommendations for improvement. The members were in general agreement on:

- Realign the bike/pedestrian path further from the street;
- Provide greater back-of-the-building articulation;
- Refine the overall building design;
- Eliminate one garage entry next to the meditation garden to provide more open space and a better pedestrian link;
- Reconfigure the parking area with more landscape shading and screening.

The ARB agreed that the bike path had been pushed too close to the street and that greater separation would be more appropriate. The ARB noted that the rear elevations of the building were too flat and needed greater articulation and perhaps additional glazing. Lastly, the ARB was concerned with the level of refinement in the building's detailing. The ARB expressed concern that the charm and detail of design in the existing Ronald McDonald House building was not being met in the new building concept.

On November 14, 2012 the project was heard by the Planning and Transportation Commission (Commission) for formal review and recommendation to the City Council. There was one public speaker representing the Lucile Packard Children's Hospital that spoke in favor of the project. The Commission voted 6-0-1 to approve the project and discussed the following items:

- Visual and physical access to the creek;
- Parking;
- Need for future expansion;

- The amount of paving in front of the building;
- Alternative modes of transportation, and
- Process.

The Commission questioned the ability for the public to access the large expanse of creek area that would result behind the new building. It was explained that no new fences would be introduced to prevent access to the creek behind the building and that the area would be open and accessible to the larger open area beyond the building. The Commission asked if the proposed expansion would meet the growing demand for rooms considering the expansion of the Stanford Hospital and Children's Hospital facilities. It was noted that the new Children's Hospital facility will also be incorporating living quarters to assist in offsetting the increased demand for family living accommodations during medical treatments. The necessity of the large amount of paving shown at the front of the project was questioned. The applicant explained that the paving area was essential to their operation, ensuring safety while shuttling children from one facility to the other, to ensure they do not enter the public roadway. The Commission also noted that its ability to provide meaningful input on the project was compromised by having the project initiated at the City Council level rather than by the Commission.

Site Information

The project site is located on the west side of Sand Hill Road just to the north of the existing Ronald McDonald House (RMH) facility. The site is owned by Stanford University and would be incorporated into the existing RMH site through a lot line adjustment. The new area added to the existing RMH property would be approximately 1.57 acres. To the north of the site lies undeveloped land, bounded by San Francisquito Creek, El Camino Real and Sand Hill Road. Just to the west of the site is the remainder of the undeveloped area and San Francisquito Creek. Beyond the creek, further to the west, are single family residences in Menlo Park along Creek Drive. To the east of the site, across Sand Hill Road, is the Stanford Shopping Center. The existing RMH lies immediately adjacent to the south (520 Sand Hill Road). The property is currently undeveloped and has no built structures. The terrain is relatively flat and there are 91 trees, consisting primarily of Oak and Eucalyptus, on the site. There is also an illuminated pedestrian/bike path that winds through the property parallel with Sand Hill Road.

Project Description

A project description letter has been provided by the applicant (Attachment E). The project area, 1.57 acres, would accommodate the construction of an expansion to the existing RMH facility. The new building on the site would be three stories tall, at approximately 42 feet high, a have approximately 52,000 square feet of floor area. The building would provide 69 rooms along with a kitchen, dining room, laundry facilities, and other activity rooms. There would be a total of 69 parking spaces, 43 in a new below grade garage and 30 surface parking spaces. The existing bike path through the site would be adjusted closer to Sand Hill Road to make room for the new building and parking. The project would be adjacent to the existing RMH facility, which was established in 1979 and includes 47 guest rooms, a kitchen, dining room, community room, activity centers, and a fitness center. The existing facility is approximately 41 feet tall, and provides a total of 64 parking spaces.

Comparison of Existing and Expanded RMH Facilities

	Existing	Expansion	Combined
Site Area (sq. ft.)	78,275 sq. ft.	68,260 sq. ft.	146,535 sq. ft.
Building Area (sq. ft.)	20,634 sq. ft.	51,948 sq. ft.	72,582 sq. ft.
Number of Rooms	47 rooms	69 rooms	116 rooms
Building Height	41 feet	42'-7"	42'-7"
Parking Spaces	64 spaces	69 spaces	133 spaces

The site is currently zoned CC(L) and the proposed project includes rezoning of the site to Public Facility as well as a Comprehensive Plan Amendment from Streamside Open Space to Major Institution / Special Facilities. The proposed use, "hospital accessory facility," would allow families of patients receiving treatment at the Lucille Packard Children's Hospital (LPCH) a place to stay during the treatment period. The site of the existing RMH is zoned PF, and has the same use as is requested for the new adjacent site. The demands for affordable temporary lodging for families with children being treated for life threatening illnesses at LPCH have increased dramatically and the current application requests to amend the existing use permit to allow an additional 70 guest rooms within a new approximately 52,000 square foot building.

DISCUSSION

Bike Path

The proximity of the bike/pedestrian path relative to Sand Hill Road has been a difficult design issue. Staff has advocated moving the path further from the street while the site constraints in terms of lot size and existing mature tree locations have proven to be difficult barriers to overcome. Since the preliminary review, the applicant has managed to move the path away from the curb and preserve two additional mature oaks in place and would be transplanting two others from this area that were previously slated for removal. The current version of the plan is an improvement over earlier versions and provides greater separation from the street and additional landscape planting to help separate the new building from the roadway and assist in maintaining the landscape aesthetic of the Sand Hill Road Corridor.

Generator Screening

The location of the existing emergency generator is within the new circular feature element highlighting the grand oak tree between the existing and proposed building. While this location is less than ideal, the applicant has proposed to screen the generator with a green screen fence to reduce its visibility.

Riparian Area

In order to ensure that the riparian area behind the new building is protected, the applicant's Biological Study includes a recommendation for the area to be re-vegetated with native tree and shrub species. It is currently open land with little landscape material. Re-vegetation of this area will assist in limiting possible erosion and create a buffer between the project and the creek. Staff is working with the applicant to create a planting plan for this area. Many of the trees that are to be transplanted would be planted in this area.

Protected Trees

The applicant has worked with City staff to retain in place and transplant additional oak trees that had previously been marked for removal. These changes to the project provide significant improvements in the visual screening of the building from the roadway and at the rear of the property. Oak trees 35 and 36 will be protected in place. These trees are at the front and center of the project site. The preservation of these two trees adds a screening element that would not otherwise be achieved with new planting for several years and creates a layering affect with old and new landscape material. Tree 53 is also being retained in place and this tree is located at the rear of the site and is really the only significant tree between the building and the creek. The retention of this tree helps to provide a landscape buffer that would not otherwise be achieved for several years. Protected oaks 37 and 38 are proposed to be transplanted, they had previously been slated for removal. These trees will be added in with the other transplanted trees to re-vegetate the riparian area between the building and the creek.

ENVIRONMENTAL REVIEW

An initial study and Mitigated Negative Declaration have been prepared for the project and the 20 day public review and comment period began on November 14, 2012 and ended on December 4, 2012. The environmental analysis notes there are a few potentially significant impacts that would require mitigation measures to reduce them to a less than significant level. One issue is the proposed removal of seven protected oak trees, as well as a significant Black Oak tree from the site. As mitigation for the removal of these trees, the applicant has been required to transplant three of the protected oaks, seven other oak trees from the site and six redwood trees from the site to a location just behind the proposed building. The applicant will also be required to provide a monetary In Lieu fee for the four protected oak trees and the large black Walnut tree that cannot be relocated as mitigation for their removal. The relocation of the trees behind the building would also serve as mitigation for development near the San Francisquito Creek. While the project will not impact the riparian corridor of the creek, it is recommended that the area between the project site and the creek be re-vegetated to ensure its protection. This area currently has very little native plant material. The project would take place outside the 50 foot creek stabilization area, and to further protect the riparian corridor, plastic construction fencing and silt fencing will also be required. Tree protection measures are also required to mitigate any potential damage to protected trees that are to be retained. As mitigation for any potential impacts to nesting birds, construction activity is restricted to occur between August 15 and March 15 of any given year, or a qualified biologist is required to conduct a preconstruction survey for nesting birds. If nesting birds are found, buffer zones are required to be established until all chicks have fledged.

ATTACHMENTS

A. Draft Record of Land Use Action
B. Site Location Map
C. Applicant's Project Description Letter*
D. Comprehensive Compliance Plan Table
E. Zoning Compliance Table
F. Previous Staff Reports, City Managers Report, February 13, 2012/Architectural Review Board, July 12, 2012/Planning and Transportation Commission, November 14, 2012 http://www.cityofpaloalto.org/gov/boards/architectural.asp

G. City Council Minutes, February 13, 2012/ Planning and transportation commission minutes November 14, 2012 - http://www.cityofpaloalto.org/gov/boards/architectural.asp
H. Mitigated Negative Declaration and Initial Study
I. Plans (ARB Members only)*

* Prepared by Applicant; all other attachments prepared by Staff

COURTESY COPIES

Huiwen Hsiao, applicant
Board of Trustees of the Leland Stanford Junior University, owner

Prepared By: Russ Reich, Senior Planner

Manager Review: Amy French, Chief Planning Official

City of Palo Alto
Department of Planning and Community Environment
California Environmental Quality Act
DRAFT MITIGATED NEGATIVE DECLARATION

I. DESCRIPTION OF PROJECT

Date: November 13, 2012

Project Name: Ronald McDonald House Expansion

Project Location: The project site is located in the northern portion of the City of Palo Alto, in the northern part of Santa Clara County, west of El Camino Real and north of Sand Hill Road

Project Proponent: Huiwen Hsiao

City Contact: Russ Reich, Senior Planner
City of Palo Alto
250 Hamilton Avenue
Palo Alto, CA 94301

Project Description:

The applicant has proposed to apply for a lot line adjustment to incorporate 1.57 acres of the 50 El Camino Real property into the existing RMH property at 520 Sand Hill Road to accommodate the construction of an expansion to the existing RMH facility. The new building on the site would be three stories tall, at approximately 42 feet high, consisting of approximately 52,000 square feet in floor area. The building would provide 70 rooms along with a kitchen, dining room, laundry facilities, and other activity rooms. There would be a total of 69 parking spaces, 43 in a new below grade garage and 30 surface parking spaces. The existing bike path through the site would be adjusted closer to Sand Hill Road to make room for the new building and parking. The project would be adjacent to the existing RMH facility, which was established in 1979 and includes 47 guest rooms, a kitchen, dining room, community room, activity centers, and a fitness center. The existing facility is approximately 41 feet tall, and provides a total of 64 parking spaces.

II. DETERMINATION

In accordance with the City of Palo Alto's procedures for compliance with the California Environmental Quality Act (CEQA), the City has conducted an Initial Study to determine whether the proposed project could have a significant effect on the environment. On the basis of that study, the City makes the following determination:

_____ **The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION is hereby adopted.**

__X__ **Although the project, as proposed, could have a significant effect on the environment, there will not be a significant effect on the environment in this**

case because mitigation measures have been added to the project and, therefore, a MITIGATED NEGATIVE DECLARATION is hereby adopted.

The attached initial study incorporates all relevant information regarding the potential environmental effects of the project and confirms the determination that an EIR is not required for the project.

In addition, the following mitigation measures have been incorporated into the project:

Mitigation Measure Bio-1: Prepare a Tree Preservation Report for all trees to be retained. Activity within the dripline of ordinance-regulated oak trees requires mitigation to be consistent with Policy N-7 of the Palo Alto Comprehensive Plan. An updated tree survey and tree preservation report (TPR) prepared by a certified arborist shall be submitted for review and acceptance by the City Urban Forester. For reference clarity, the tree survey shall include (list and field tag) all existing trees within the project area, including adjacent trees overhanging the site. The approved TPR shall be implemented in full, including mandatory inspections and monthly reporting to City Urban Forester. The TPR shall be based on latest plans and amended as needed to address activity or within the dripline area of any existing tree to be preserved, including incidental work (utilities trenching, street work, lighting, irrigation, etc.) that may affect the health of a preserved tree. The project shall be modified to address recommendations identified to reduce impacts to existing ordinance-regulated and other trees to be retained. The TPR shall be consistent with the criteria set forth in the tree preservation ordinance, PAMC 8.10.030 and the City Tree Technical Manual, Section 3.00, 4.00 and 6.30 http://www.cityofpaloalto.org/environment/urban_canopy.asp. To avoid improvements that may be detrimental to the health of regulated trees, the TPR shall review the applicant's landscape plan to ensure the new landscape is consistent with Tree Technical Manual, Section 5.45 and Appendix L, Landscaping under Native Oaks. The project site arborist will also review the plans submitted for building permit to verify in writing that all final design review measures to protect trees are incorporated into the plans.

Mitigation Measure Bio-2: Prepare a Tree Relocation Feasibility Plan for protected and non-protected trees to be relocated. Because of inherent mortality associated with the process of moving mature trees, a Tree Relocation and Maintenance Plan (TRMP) shall be prepared subject to Urban Forester's approval. The project sponsor shall submit a TRMP to determine the feasibility of moving the Protected Trees to an appropriate location on this site. Feasibility shall consider current site and tree conditions, a tree's ability to tolerate moving, relocation measures, optimum needs for the new location, aftercare, irrigation, and other long-term needs.

If the relocated trees do not survive after a period of five years, the tree canopy shall be replaced with a tree of equivalent size or security deposit value. The TRMP shall be inclusive of the following minimum information: appropriate irrigation, monitoring inspections, post relocation tree maintenance and for an annual arborist report of the condition of the relocated trees. If a tree is disfigured, leaning with supports needed, in decline with a dead top or dieback of more than 25%, the tree shall be considered a total loss and replaced in kind and size. The final annual arborist report shall serve as the basis for return of the tree security deposit.

Mitigation Measure Bio-3: Provide a Tree Preservation Bond/Security Guarantee. The natural tree resources on the site include significant protected trees and neighborhood screening,

including 15 trees proposed for relocation. Prior to building permit submittal, the Tree Security Deposit for the total value of the relocated trees referenced in the Tree Technical Manual, Section 3.26, Security Deposits, shall be posted to the City Revenue Collections in a form acceptable by the City Attorney. As a security measure, the project shall be subject to a Memorandum of Understanding between the City of Palo Alto and the Applicant describing a tree retention amount, list of trees, criteria and timeline for return of security, and conditions as cited in the Record of Land Use Action for the project. The applicant and project arborist shall coordinate with the City Urban Forester to determine the amount of bonding required to guarantee the protection and/or replacement of the regulated trees on the site during construction and within five years after occupancy. The applicant shall bond for 150% of the value for the relocated trees, and 50% of the value of the remaining trees to be protected during construction (as identified in the revised and final approved Tree Protection Report). The applicant shall provide the proposed level of bonding as listed in the Tree Value Table, with the description of each tree by number, value, and total combined value of all the trees to be retained. A return of the guarantee shall be subject to an annual followed by a final tree assessment report on all the relocated and retained trees from the project arborist as approved by the City Urban Forester, five years following final inspection for occupancy, to the satisfaction of the director.

Mitigation Measure Bio-4: Retain protected oak trees #53 and #35 with focused site planning. Oak #35 is a fine specimen functioning as a significant aesthetic and biological resource and screen tree. Specific roadway mitigation design shall be implemented to enable the retention of this tree. Oak # 53, along the creek side of the building perimeter, is a healthy oak of significant character and function to provide screen, shade and environmental benefits from the western sun exposure. Sufficient root clearance, canopy clearance shall be afforded the tree, as well as specific measures in the tree protection report to ensure the tree's survival.

Mitigation Measure Bio-5: Provide monetary in-lieu fee for protected trees that cannot be relocated and will not survive construction, after all design options have been exhausted consistent with the Tree Technical Manual, Section 3.00, Tree Value Replacement Standard. The appraised value of protected trees that are inadvertently removed shall be paid to the City of Palo Alto Revenue Collections, Forestry Fund, prior to building permit issuance.

Mitigation Measure Bio-6: Provide optimum public tree replacement for loss of any public trees along Sand Hill Road. As mitigation to offset the net loss for years of public resource investments and minimize the future years to parity with infrastructure benefits (Co2 reduction, extended asphalt life, water mgmt., etc.) currently provided by the trees, the new Sand Hill Road frontage should be provided maximum streetscape design and materials to include the following elements:

- Provide adequate room for tree canopy growth and root growing volume resources.
- Utilize city-approved best management practices for sustainability products.

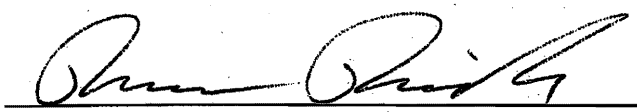
Mitigation Measure Bio-7: Provide monetary in-lieu fee for Designated California Black Walnut # 48 that is too large to be relocated and is within the project footprint. The appraised value of Walnut #48 consistent with the Tree Technical Manual, Section 3.00, Tree Value Replacement Standard shall be paid to the City of Palo Alto Revenue Collections, Forestry Fund, prior to building permit issuance.

Mitigation Measure Bio-8: Prior to construction, the limits of work along San Francisquito Creek shall be demarcated with plastic construction mesh fencing and silt fencing. The fencing must be in place prior to any site improvements and only removed when all construction work is completed.

Mitigation Measure Bio-9: The proposed setback area between the creek top-of-bank and the development shall be revegetated with native riparian plant species (trees and shrubs) to buffer the creek resources. Native riparian trees and shrubs shall be used, such as coast live oak, valley oak, western sycamore, blue elderberry, toyon, coffee berry, and California wild rose.

Mitigation Measure Bio-10: Construction shall be scheduled to occur between August 15 and March 15 of any given year, which is outside the nesting season for this area. If this is not possible, a qualified biologist shall conduct preconstruction surveys for nesting birds. If nesting birds are observed, buffer zone shall be established where no construction will take place until the biologist has determined that all chicks have fledged. The buffer zone shall be 50 feet for passerines and 200 feet for raptors.

Mitigation Measure Culture-1: A program of mechanical subsurface presence testing shall be conducted. Depending on the findings, a more comprehensive program of evaluation of significance of the deposits may be recommended in order to devise a responsible program of mitigation of impacts through data recovery excavation combined with archeological monitoring of all earthmoving activities to identify, record and/or remove significant archeological materials and to limit damage to human remains and associated grave goods which may be encountered during construction related excavation. Presence/absence testing would be limited to a series of trenches. Based on findings, a plan for further evaluative testing and/or mitigation would be prepared.



Prepared by Project Planner — **Date** 11/13/2012

Adopted by City Council, Attested by — **Date**

WE, THE UNDERSIGNED, HEREBY ATTEST THAT WE HAVE REVIEWED THE INITIAL STUDY AND DRAFT MITIGATED NEGATIVE DECLARATION FOR THE PROJECT DESCRIBED ABOVE AND AGREE TO IMPLEMENT ALL MITIGATION MEASURES CONTAINED THEREIN.

Project Applicant's Signature — **Date**

50 El Camino Real Rezone Application
Initial Study

Prepared by
City of Palo Alto

November 13, 2012

TABLE OF CONTENTS

PROJECT DESCRIPTION

1. PROJECT TITLE

Ronald McDonald House Expansion

2. LEAD AGENCY NAME AND ADDRESS

City of Palo Alto
Department of Planning and Community Environment
250 Hamilton Ave.
Palo Alto, CA 94303

3. CONTACT PERSON AND PHONE NUMBER

Russ Reich, Senior Planner
City of Palo Alto
650-617-3119

4. PROJECT SPONSOR'S NAME AND ADDRESS

Huiwen Hsiao
32245 Derby Street
Union City, CA 94587

5. APPLICATION NUMBER

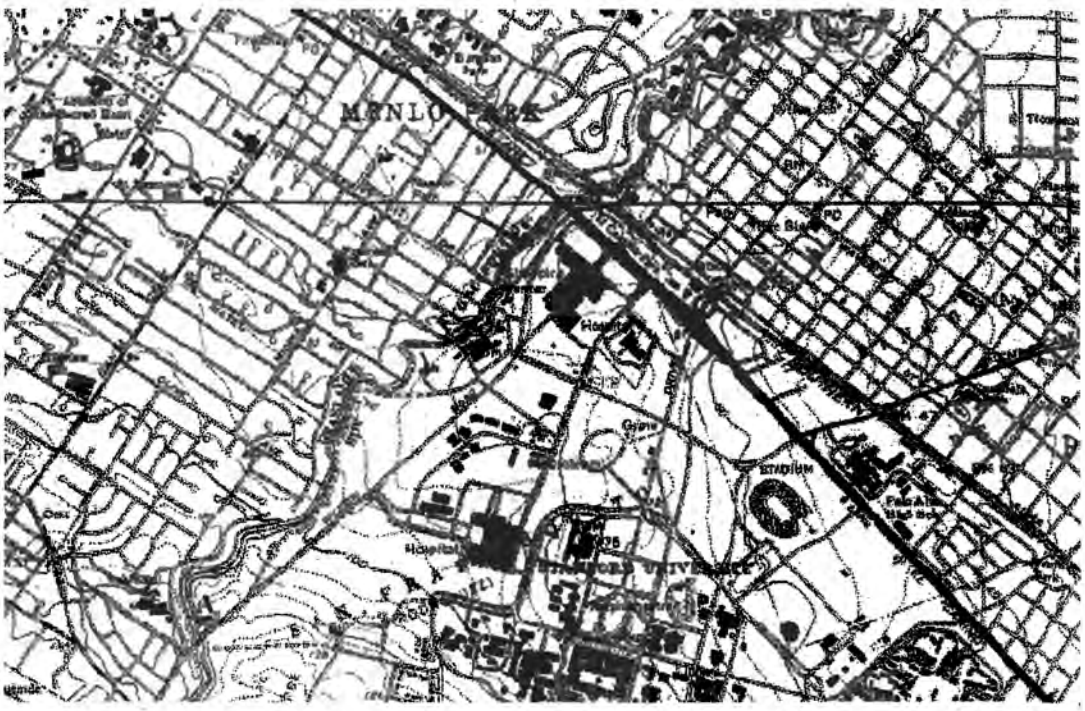
11PLN-00388

6. PROJECT LOCATION

The project site is located in the northern portion of the City of Palo Alto, in the northern part of Santa Clara County, west of El Camino Real and north of Sand Hill Road, as shown on Figure 1, *Regional Map*. The project site is 50 El Camino Real, as shown on Figure 2, *Vicinity Map*.

Figure 1: Regional Map

Figure 2: Vicinity Map



7. GENERAL PLAN DESIGNATION

The project area is designated as Streamside Open Space in the Palo Alto 1998 – 2010 Comprehensive Plan. This land use designation generally allows hiking, biking and riding trails to be developed. The designation typically takes place within a corridor of riparian vegetation along a natural stream. The width of the corridor will generally vary between 80 and 310 feet. The application proposes to amend the land use designation for a portion of the site to Major institution/Special facilities to match the land use designation of the adjacent parcel to accommodate the expansion of the adjacent Ronald McDonald House (RMH). It must be noted that the area to be amended is adjacent to the riparian corridor but is not within the riparian corridor. The riparian corridor and the natural stream are outside the project boundaries and will not be disturbed.

8. ZONING

The project area is zoned Community Commercial with a Landscape Combining District. The zone district is intended to create and maintain major commercial centers accommodating a broad range of office, retail sales, and other commercial activities of community-wide and regional significance. The associated Landscape Combining District however, only allows landscaping, screening, and fences. The project applicant is proposing to rezone the property to Public Facility with a Site and Design Combining District to accommodate the proposed expansion of the existing RMH facility on the adjacent parcel. The Public Facility zoning designation is intended to accommodate governmental, public utility, educational, and community service or recreational facilities. The RMH has been categorized as and accessory hospital facility as it provides temporary affordable housing for families with children receiving treatment at the Lucile Packard Children's Hospital.

9. PROJECT DESCRIPTION

The applicant has proposed to apply for a lot line adjustment to incorporate 1.57 acres of the 50 El Camino Real property into the existing RMH property at 520 Sand Hill Road to accommodate the construction of an expansion to the existing RMH facility. The new building on the site would be three stories tall, at approximately 42 feet high, consisting of approximately 52,000 square feet in floor area. The building would provide 70 rooms along with a kitchen, dining room, laundry facilities, and other activity rooms. There would be a total of 69 parking spaces, 43 in a new below grade garage and 30 surface parking spaces. The existing bike path through the site would be adjusted closer to Sand Hill Road to make room for the new building and parking. The project would be adjacent to the existing RMH facility, which was established in 1979 and includes 47 guest rooms, a kitchen, dining room, community room, activity centers, and a fitness center. The existing facility is approximately 41 feet tall, and provides a total of 64 parking spaces.

The site is currently zoned CC(L) and the proposed project necessitates the rezoning to Public Facility with a site and design combining District as well as a Comprehensive Plan Amendment from Streamside Open Space to Major Institution / Special Facilities. The proposed use, "hospital accessory facility," would allow families of children receiving treatment at the Lucille Packard Children's Hospital (LPCH) a place to stay during the treatment period. The site of the

existing RMH is zoned PF, and has the same use as is requested for the new adjacent site. The demands for affordable temporary lodging for families with children being treated for life threatening illnesses at LPCH have increased dramatically and the current application requests to amend the existing Conditional Use Permit to allow an additional 70 guest rooms within a new approximately 52,000 square foot building.

10. SURROUNDING LAND USES AND SETTING

The project site is located on the west side of Sand Hill Road just to the north of the existing Ronald McDonald House (RMH) facility. The site is owned by Stanford University and would be incorporated into the existing RMH site through a lot line adjustment. The new area added to the existing RMH property would be approximately 1.57 acres. To the north of the site lies undeveloped land, bounded by San Francisquito Creek, El Camino Real and Sand Hill Road. Just to the west of the site is the remainder of the undeveloped area and San Francisquito Creek. Beyond the creek, further to the west, are single family residences in Menlo Park along Creek Drive. To the east of the site, across Sand Hill Road, is the Stanford Shopping Center. The existing RMH lies immediately adjacent to the south (520 Sand Hill Road). The property is currently undeveloped and has no built structures. The terrain is relatively flat and there are 91 trees, consisting primarily of Oak and Eucalyptus, on the site. There is also an illuminated pedestrian/bike path that winds through the property parallel with Sand Hill Road.

11. OTHER PUBLIC AGENCY APPROVALS REQUIRED

None

ENVIRONMENTAL CHECKLIST AND DISCUSSION OF IMPACTS

DISCUSSION OF IMPACTS

The following Environmental Checklist was used to identify environmental impacts, which could occur if the proposed project is implemented. The left-hand column in the checklist lists the source(s) for the answer to each question. The sources cited are identified at the end of the checklist. Discussions of the basis for each answer and a discussion of mitigation measures that are proposed to reduce potential significant impacts are included.

A. AESTHETICS

Issues and Supporting Information Resources Would the project:	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	1, 2-Map L4, 5			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	1, 2-Map L4, 5,				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	1,2,5			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	1,5			X	

DISCUSSION:

The subject site is located on a scenic route, as shown in the Comprehensive Plan 1998-2010. The rezoning and development of the property would not have a negative impact on the corridor. The project has a deep 70 foot setback such that any new development of the site would not impede views and would be landscaped to maintain the character of the corridor. Although the project is identified with an El Camino Real address, which is a state scenic highway, the project site on that property is adjacent to Sand Hill road and is not located on a state scenic highway.

Any future project proposal for the site would be subject to review by the Architectural Review Board (ARB) and compliance with the Municipal Code and Architectural Review findings would ensure that the design and lighting are aesthetically pleasing and compatible with their surroundings. The project would have a deep setback from the street with abundant tree and natural vegetation planting to maintain the aesthetic of the corridor. Any future project would be designed to be compatible with the scale of the surrounding development in the area.

Mitigation Measures: None required

B. AGRICULTURAL AND FOREST RESOURCES

Issues and Supporting Information Resources Would the project:	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	1, 12, 13				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	1, 2-MapL9, 13				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526) or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	1				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?	1				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	1				X

DISCUSSION:

The project area is not located in a "Prime Farmland", "Unique Farmland", or "Farmland of Statewide Importance" area, as shown on *Santa Clara County Important Farmlands Map 2010,* published June 2011 by the California Department of Conservation. The site is not zoned for agricultural use, and is not regulated by the Williamson Act. The project area is within an urban area and has no impacts on forest or timberland. The site is undeveloped with a multitude of trees but it is not forest or timberland. Most of the trees on the site are oak and eucalyptus, planted by Stanford, therefore, the proposed project will result in a less than significant impact on the City and/or Regional agricultural resources, forest land, and timberland.

Mitigation Measures: None Required

C. AIR QUALITY

Issues and Supporting Information Resources Would the project:	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct with implementation of the applicable air quality plan?	1,5				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	1,5,7			X	

Issues and Supporting Information Resources Would the project:	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	1,5,7				X
d) Expose sensitive receptors to substantial levels of pollutant concentrations?	1,5			X	
e) Create objectionable odors affecting a substantial number of people?	1,5				X

DISCUSSION:

The City of Palo Alto uses the threshold of significance established by the Bay Area Air Quality Management District (BAAQMD) to assess air quality impacts. Based on the BAAQMD screening level, projects that are less than 259,000 square feet for construction activities and 553,000 square feet in operational activities are not considered major air pollutant contributors and do not require a technical air quality study. As this project could result in the eventual construction of approximately 52,000 square feet, no air quality report was prepared.

In the case of any future development of the site, to further reduce temporary air quality impacts from demolition of the existing structure(s), excavation of soil, and other construction activities on the subject site, the project proponent and/or contractor will implement the following standard construction measures, recommended for all proposed projects in accordance with BAAQMD requirements, to prevent visible dust emissions from leaving the site.

- Water all active construction areas at least twice daily and more often during windy periods to prevent visible dust from leaving the site; active areas adjacent to windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard;
- Pave, apply water at least three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- Sweep daily (or more often if necessary) to prevent visible dust from leaving the site (preferably with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality; and
- Sweep streets daily, or more often if necessary (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.

Mitigation Measures: None Required

D. BIOLOGICAL RESOURCES

Issues and Supporting Information Resources Would the project:	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	1, 2-MapN1, 5, 16			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	1,2-MapN1, 5,16		X		
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	1,2-MapN1, 5,16				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	1,2-MapN1, 5,16				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	1,2,3,4,5,6 16, 17		X		
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	1,5, 16				X

DISCUSSION:

Riparian Corridor

The riparian corridor of the San Francisquito Creek is located in relative close proximity to the project. Riparian woodland occurs as a band of native and non-native trees, shrubs and herbaceous vegetation along the creek bank and on low-elevation gravel deposits. The riparian habitat is one of the highest value habitats for wildlife species diversity and abundance in California. The riparian vegetation occurs primarily within the stream bank which is located approximately 80 feet from the project. The proposed project would not directly impact the riparian corridor, but due to its close proximity to the corridor, mitigation measures D-8 and D-9 are recommended to ensure that no indirect impacts occur.

No endangered, threatened, or rare animals, insects and plant species have been identified at the project site.

Trees

The project site is located in an undeveloped area of annual grassland and upland landscape trees. There are 91 trees within the project area. Many of these trees would be potentially impacted by the proposed development. Some of the trees would need to be relocated or removed to accommodate the proposed

building, surface parking area, and other site improvements such as the trash enclosure, pedestrian pathways, a new driveway access, and new landscape improvements. A total of 70 trees would be removed and 15 those trees would be transplanted and randomly layered between the creek and the new building. Of the existing 91 trees, 21 would remain on site and be protected during construction. A total of 30 new trees would be planted in the project. Most of the trees to be removed are non-native eucalyptus trees. Only seven protected oak trees would be removed, three of which would be retained by transplanting them just off site, behind the new building. These transplanted trees would also serve as a native vegetation buffer between the proposed project and the riparian corridor.

Palo Alto's Regulated Trees
The City of Palo Alto Municipal Code regulates specific types of trees on public and private property for the purpose of avoiding their removal or disfigurement without first being reviewed and permitted by the City's Planning or Public Works Departments. Three categories within the status of regulated trees include protected trees (PAMC 8.10), public trees (PAMC 8.04.020) and designated trees (PAMC 18.76, when so provisioned to be saved and protected by a discretionary approval.)

Palo Alto Municipal Code Tree Preservation Ordinance
Chapter 8.10 of the Municipal Code (the Tree Preservation Ordinance) protects a category of Regulated Trees, on public or private property from removal or disfigurement. The Regulated Tree category includes:

- *Protected Trees.* Includes all coast live oak (Quercus agrifolia) and valley oak trees 11.5 inches or greater in diameter, coast redwood trees 18 inches or greater in diameter, and heritage trees designated by the City Council according to any of the following provisions: it is an outstanding specimen of a desirable species; it is one of the largest or oldest trees in Palo Alto; or it possesses distinctive form, size, age, location, and/or historical significance.

- *Street Trees.* Also protected are City-owned street trees (all trees growing within the street right-of-way, outside of private property)

- *Designated Trees.* Designated trees are established by the City when a project is subject to discretionary design review process by the Architecture Review Board that under Municipal Code Chapter 18.76.020(d)(11) includes as part of the findings of review, "whether natural features are appropriately preserved and integrated with the project." Outstanding tree specimens contributing to the existing site, neighborhood or community, and that have a rating of "High" Suitability for Preservation as reflected in Table 3.6-1 would constitute a typical designated tree.

Palo Alto Tree Preservation Guidelines
For all development projects within the City of Palo Alto, discretionary or ministerial, a Tree Disclosure Statement (TDS) is part of the submittal checklist to establish and verify trees that exist on the site, trees that overhang the site originating on an adjacent property, and trees that are growing in a City easement, parkway, or publicly owned land. The TDS stipulates that a Tree Survey is required (for multiple trees), when a Tree Preservation Report is required (development within the dripline of a Regulated Tree), and who may prepare these documents. The City of Palo Alto Tree Technical Manual (Tree Technical Manual) describes acceptable procedures and standards to preserve Regulated Trees, including:

- The protection of trees during construction;
- If allowed to be removed, the acceptable replacement strategy;
- Maintenance of protected trees (such as pruning guidelines);
- Format and procedures for tree reports; and
- Criteria for determining whether a tree is a hazard.

Site Tree Resources Impact Assessment

An Initial Tree Impact Analysis (prepared by Walter Levison Consulting Arborist) identified 91 trees of various species on the subject property. The following breakdown was ascertained by staff:

- Protected trees. Of the 91 trees, 14 trees are defined as protected ordinance size trees within the formal project site. They include #13, 14, 35, 36, 37, 38, 40, 42, 43, 51, 53, 57, 60 and 62. The total appraised value of the ordinance size protected trees is $157,840. The roadway footprint is located on the location of a large protected coast live oak #42 representing a conflict with the tree ordinance. The tree has defects, but according to the project arborist, it appears to be healthy enough to remain. Two ordinance size oak trees (#37 and 38) are at risk of destruction from the new driveway extension and bike path. An alternative to destruction and preservation of these two trees is relocation to an optimum area of the site with sufficient room to allow continued growth.

- Protected oak trees #53 and 35 are significant trees that shall remain protected with focused site planning. Oak #35 is a fine specimen functioning as a significant aesthetic and biological resource and screen tree. Specific roadway mitigation design shall be implemented to enable the retention of this tree. Bike path alignment shall also be designed to avoid significant impact to Oak #35 roots. Oak # 53, along the creek side of the proposed building perimeter, is a healthy oak of significant character and function providing screen, shade and environmental benefits from the western sun exposure. Sufficient root clearance, canopy clearance shall be afforded the tree, as well as specific measures in the tree protection report to ensure the tree's survival.

- Public trees. Of the 91 trees, several are defined as publicly owned street trees due to being situated within the public right-of-way along Sand Hill Road. These are required to be protected in place. If a public tree is approved to be removed, it would require mitigation replacement sufficient to offset the net loss to years of public resource investment and several more years of future growth for parity with infrastructure benefits (Co2 reduction, extended asphalt life, water mgmt., etc.) currently provided by the trees.

- Designated trees. The California Black Walnut #48 has been designated as a tree of high value because of its Aesthetic prominence and visibility to the Sand Hill Road and Stanford Shopping Center.

The City Tree Technical Manual (TTM) development guidelines require the appraised value for each tree to be presented with the development application for the purpose of identifying asset value, security bond incentive for protection and care and/or damage or replacement value in the event of a destroyed tree. Trees classified as protected trees have a combined value of $157,840.

The tree evaluation report identifies mitigation measures to be incorporated in the plans to reduce the potential impact on protected and public trees. These include Design Review, advising tree protection zone setback clearances for buildings and grading, above ground measures for walkways, structures, landscaping and flatwork.

Summary

The tree inventory and evaluation, inclusive of the design guidelines and preliminary protection measures submitted for the project have been deemed adequate for the assessment and scope of this environmental study, dependent upon forthcoming project site information, additional staff recommendations, precautions and the following mitigation measures to reduce the potential impact on protected and public tree resources to a less than significant level. Trees to be relocated qualify under the tree ordinance as 'retained' providing that specific mitigation measures are drafted (see Tree Relocation Feasibility Plan) and a security guarantee is secured in the event a relocated tree dies (see Tree Preservation Bond/Security Guarantee).

Black Walnut
California Black Walnut #48 is a fine specimen with significant aesthetic and habitat value, prominently visible to Sand Hill Road and Stanford Shopping Center. Its age is estimated to be at the century mark and is a healthy tree of sound stature. The tree is 52.5 inches in diameter, 55 feet high and 90 foot canopy spread. Intrinsic qualities of this tree are many and profound, equaling the criteria found in the city's Heritage Tree program, PAMC 8.10.090. A tree may be designated as a heritage tree by city council finding that it is unique and of importance to the community due to any of the following factors: (1) it is an outstanding specimen of a desirable species; (2) it is one of the largest or oldest trees in Palo Alto; (3) it possesses distinctive form, size, age, location, and/or historical significance.

Recognizing that the tree meets the criteria for a potential of either a Heritage Tree, or to be protected in place as a condition of discretionary approval by the Director, staff has determined the California Black Walnut #48 is of equal value to the tree ordinance category (oaks, redwoods). This designation does not imply the tree cannot be removed but, if so, it would be mitigated by applying the Tree Value Replacement Method, outlined in the Tree Technical Manual, Section 3.00.

Breeding Birds
All nesting migratory birds are protected by the Migratory Bird Treaty Act and various CDFG codes. Construction has the potential to directly impact nesting birds during vegetation removal if any are present. Noise from construction may cause nesting birds to abandon eggs or chicks.

Mitigation Measures:
Mitigation Measure D-1: Prepare a Tree Preservation Report for all trees to be retained. Activity within the dripline of ordinance-regulated oak trees requires mitigation to be consistent with Policy N-7 of the Palo Alto Comprehensive Plan. An updated tree survey and tree preservation report (TPR) prepared by a certified arborist shall be submitted for review and acceptance by the City Urban Forester. For reference clarity, the tree survey shall include (list and field tag) all existing trees within the project area, including adjacent trees overhanging the site. The approved TPR shall be implemented in full, including mandatory inspections and monthly reporting to City Urban Forester. The TPR shall be based on latest plans and amended as needed to address activity or within the dripline area of any existing tree to be preserved, including incidental work (utilities trenching, street work, lighting, irrigation, etc.) that may affect the health of a preserved tree. The project shall be modified to address recommendations identified to reduce impacts to existing ordinance-regulated and other trees to be retained. The TPR shall be consistent with the criteria set forth in the tree preservation ordinance, PAMC 8.10.030 and the City Tree Technical Manual, Section 3.00, 4.00 and 6.30 http://www.cityofpaloalto.org/environment/urban_canopy.asp. To avoid improvements that may be detrimental to the health of regulated trees, the TPR shall review the applicant's landscape plan to ensure the new landscape is consistent with Tree Technical Manual, Section 5.45 and Appendix L, Landscaping under Native Oaks. The project site arborist will also review the plans submitted for building permit to verify in writing that all final design review measures to protect trees are incorporated into the plans.

Implementation of this mitigation measure would reduce the construction impacts to protected and retained trees to a less than significant level.

Mitigation Measure D-2: Prepare a Tree Relocation Feasibility Plan for protected and non-protected trees to be relocated. Because of inherent mortality associated with the process of moving mature trees, a Tree Relocation and Maintenance Plan (TRMP) shall be prepared subject to Urban Forester's approval. The project sponsor shall submit a TRMP to determine the feasibility of moving the Protected Trees to an appropriate location on this site. Feasibility shall consider current site and tree conditions, a tree's ability to tolerate moving, relocation measures, optimum needs for the new location, aftercare, irrigation, and other long-term needs.

If the relocated trees do not survive after a period of five years, the tree canopy shall be replaced with a tree of equivalent size or security deposit value. The TRMP shall be inclusive of the following minimum information:

appropriate irrigation, monitoring inspections, post relocation tree maintenance and for an annual arborist report of the condition of the relocated trees. If a tree is disfigured, leaning with supports needed, in decline with a dead top or dieback of more than 25%, the tree shall be considered a total loss and replaced in kind and size. The final annual arborist report shall serve as the basis for return of the tree security deposit.

Implementation of this mitigation measure would reduce the relocation risk potential impact of the protected and non-protected trees to a less than significant level.

Mitigation Measure D-3: Provide a Tree Preservation Bond/Security Guarantee. The natural tree resources on the site include significant protected trees and neighborhood screening, including 15 trees proposed for relocation. Prior to building permit submittal, the Tree Security Deposit for the total value of the relocated trees, as referenced in the Tree Technical Manual, Section 3.26, Security Deposits, shall be posted to the City Revenue Collections in a form acceptable by the City Attorney. As a security measure, the project shall be subject to a Memorandum of Understanding between the City of Palo Alto and the Applicant describing a tree retention amount, list of trees, criteria and timeline for return of security, and conditions as cited in the Record of Land Use Action for the project. The applicant and project arborist shall coordinate with the City Urban Forester to determine the amount of bonding required to guarantee the protection and/or replacement of the regulated trees on the site during construction and within five years after occupancy. The applicant shall bond for 150% of the value for the relocated trees, and 50% of the value of the remaining trees to be protected during construction (as identified in the revised and final approved Tree Protection Report). The applicant shall provide the proposed level of bonding as listed in the Tree Value Table, with the description of each tree by number, value, and total combined value of all the trees to be retained. A return of the guarantee shall be subject to an annual followed by a final tree assessment report on all the relocated and retained trees from the project arborist as approved by the City Urban Forester, five years following final inspection for occupancy, to the satisfaction of the director.

Implementation of this mitigation measure would reduce the potential security risk to retained trees to a less than significant level.

Mitigation Measure D-4: Retain protected oak trees #53 and #35 with focused site planning. Oak #35 is a fine specimen functioning as a significant aesthetic and biological resource and screen tree. Specific roadway mitigation design shall be implemented to enable the retention of this tree. Oak # 53, along the creek side of the building perimeter, is a healthy oak of significant character and function to provide screen, shade and environmental benefits from the western sun exposure. Sufficient root clearance, canopy clearance shall be afforded the tree, as well as specific measures in the tree protection report to ensure the tree's survival.

Implementation of this mitigation measure would reduce the potential impact to Oaks #57 and 35 to a less than significant level.

Mitigation Measure D-5: Provide monetary in-lieu fee for protected trees that cannot be relocated and will not survive construction, after all design options have been exhausted consistent with the Tree Technical Manual, Section 3.00, Tree Value Replacement Standard. The appraised value of protected trees that are inadvertently removed shall be paid to the City of Palo Alto Revenue Collections, Forestry Fund, prior to building permit issuance.

Implementation of this mitigation measure would reduce the potential loss of protected trees to a less than significant level.

Mitigation Measure D-6: Provide optimum public tree replacement for loss of any public trees along Sand Hill Road. As mitigation to offset the net loss for years of public resource investments and minimize the future years to parity with infrastructure benefits (Co2 reduction, extended asphalt life, water mgmt., etc.) currently provided by the trees, the new Sand Hill Road frontage should be provided maximum streetscape design and materials to include the following elements:

- Provide adequate room for tree canopy growth and root growing volume resources.
- Utilize city-approved best management practices for sustainability products.

Implementation of this mitigation measure would reduce the impact of the loss of public trees to a less than significant level.

Mitigation Measure D-7: Provide monetary in-lieu fee for Designated California Black Walnut # 48 that is too large to be relocated and is within the project footprint. The appraised value of Walnut #48 consistent with the Tree Technical Manual, Section 3.00, Tree Value Replacement Standard shall be paid to the City of Palo Alto Revenue Collections, Forestry Fund, prior to building permit issuance.

Mitigation Measure D-8: Prior to construction, the limits of work along San Francisquito Creek shall be demarcated with plastic construction mesh fencing and silt fencing. The fencing must be in place prior to any site improvements and only removed when all construction work is completed.

Mitigation Measure D-9: The proposed setback area between the creek top-of-bank and the development shall be revegetated with native riparian plant species (trees and shrubs) to buffer the creek resources. Native riparian trees and shrubs shall be used, such as coast live oak, valley oak, western sycamore, blue elderberry, toyon, coffee berry, and California wild rose.

Mitigation Measure D-10: Construction shall be scheduled to occur between August 15 and March 15 of any given year, which is outside the nesting season for this area. If this is not possible, a qualified biologist shall conduct preconstruction surveys for nesting birds. If nesting birds are observed, buffer zone shall be established where no construction will take place until the biologist has determined that all chicks have fledged. The buffer zone shall be 50 feet for passerines and 200 feet for raptors.

Implementation of these mitigation measures would reduce the potential impacts to a less than significant level.

E. CULTURAL RESOURCES

Issues and Supporting Information Resources Would the project:	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	1,2-MapL7, 8				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	1,2-MapL8,18			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	1,2-MapL8, 18				X
d) Disturb any human remains, including those interred outside of formal cemeteries?	1,2-MapL8,18			X	

DISCUSSION:

The project is located on land designated as "Extreme sensitivity" for archeological resources. The proposed development of the site includes a below grade parking garage that would involve excavation at the site. Excavation of the soil has the potential of disturbing archeological resources that may be in the ground. The Archeological Analysis determined that there was a high potential that prehistoric archeological materials may

extend into the project area. It has recommended that a program of mechanical subsurface presence testing be done inside areas where deep excavation is planned to search for archeological deposits.

The following standard project conditions, consistent with State and County regulations, would be included in any future development permit.

1. Should evidence of prehistoric cultural resources be discovered during construction, work within 50 feet of the find shall be stopped, the Director of Planning and Community Environment shall be notified, and the applicant shall hire a qualified professional archaeologist to examine the find to make appropriate recommendations regarding the significance of the find and the appropriate measures needed. Recommendations could include collection, recordation and analysis of any significant cultural materials. Prior to obtaining a Use and Occupancy permit, a report of findings documenting any data recovered during monitoring shall be submitted to the satisfaction of the Director of Planning and Community Environment.

2. In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner and the Director of Planning and Community Environment. Upon determination by the County Coroner that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and the County Coordinator of Indian Affairs. No further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs in accordance with the provisions of State law and the Health and Safety Code.

Mitigation Measures:
Mitigation Measure E-1: A program of mechanical subsurface presence testing shall be conducted. Depending on the findings, a more comprehensive program of evaluation of significance of the deposits may be recommended in order to devise a responsible program of mitigation of impacts through data recovery excavation combined with archeological monitoring of all earthmoving activities to identify, record and/or remove significant archeological materials and to limit damage to human remains and associated grave goods which may be encountered during construction related excavation. Presence/absence testing would be limited to a series of trenches. Based on findings, a plan for further evaluative testing and/or mitigation would be prepared.

Implementation of these mitigation measures would reduce the potential impacts to a less than significant level.

F. GEOLOGY, SOILS AND SEISMICITY

Issues and Supporting Information Resources Would the project:	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	9,15				X
ii) Strong seismic ground shaking?	2-MapN10			X	
iii) Seismic-related ground failure, including liquefaction?	2-MapN5				X

	iv) Landslides?	2-MapN5				X
b)	Result in substantial soil erosion or the loss of topsoil?	1,15				X
d)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	2-MapN5,15				x
e)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	2-MapN5,15			x	
f)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	1				X

DISCUSSION:

The site is not located within a Geologic Hazard Zone or Liquefaction Zone. However, the project site is located within the seismically active San Francisco region, which requires that buildings be designed and built in conformance with the requirements of the 2010 California Building Code for Seismic Zone 4. According to the Comprehensive Plan map N-5 the project is located in an area of expansive soils. Expansive soils can present engineering challenges for seismic safety. The Geotechnical investigation has determined that the soils have a low expansion potential when subject to fluctuations in moisture. It is recommended that the adjacent ground surface promote proper drainage a diversion of water away from the structure. The potential for geologic and soils impacts resulting from conditions on the site can be controlled by utilizing standard engineering and construction techniques. The project would include these required building code measures, the potential for seismic impacts will be less than significant.

Mitigation Measures: None Required

G. GREENHOUSE GAS EMISSIONS

Issues and Supporting Information Resources Would the project:	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	1,5,7			X	
b) Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	1,5,7			X	

DISCUSSION:

The San Francisco Bay Area Air Basin (SFBAAB) is currently designated as a nonattainment area for state and national ozone standards and national particulate matter ambient air quality standards. SFBAAB's nonattainment status is attributed to the region's development history. Past, present and future development projects contribute to the region's adverse air quality impacts on a cumulative basis. By its very nature, air pollution is largely a cumulative impact. No single project is sufficient in size to, by itself; result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse

air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant.

The Bay Area Air Quality Management District's (BAAQMD) has established project level screening criteria to assist in the evaluation of impacts. The proposed "Hospital Accessory Facility" is most similar to a hotel use. Under the project screening criteria for a hotel project, 83 rooms is the trigger to require that the lead agency perform a detailed air quality assessment. The proposed project includes 70 guest rooms. This is below the BAAQMD screening criteria level. The rezoning would not result in a project that would be considered as contributing to a cumulative impact, and would be considered to have a less than significant impact.

Mitigation Measures: None Required

H. HAZARDS AND HAZARDOUS MATERIALS

Issues and Supporting Information Resources Would the project:	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routing transport, use, or disposal of hazardous materials?	1,5,6,				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	1,5,6,			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	1,2-MapC1,5,6,				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	1,2-MapN9				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	1				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working the project area?	1				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	1,2-MapN7,6				X
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	1,2-MapN7,6				X

DISCUSSION:

The City has Hazardous Materials Reporting Requirements (posted on the City's website) based on the model Hazardous Materials Storage Ordinance (HMSO) developed in 1982 and adopted by all cities and the county in Santa Clara County in 1983. The HMSO established the quantities of 55 gallons (liquids), 500 pounds (solids), or 200 cubic feet (compressed gases) for a specific hazardous material as the threshold for filing a Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS). Below the threshold, a facility could file a Short Form HMMP (now called a Registration Form). For new construction, the City's Fire Department (the regulatory entity for the use and handling of hazardous materials) uses the general quantities of 10 gallons, 100 pounds, or 200 cubic feet as thresholds of nominal use, below which no specific permits or special construction would be required; above these levels, the thresholds in Chapter 27 of the California Fire Code would be applied on a site-specific case-by-case basis, with permits and special construction required for use levels above those specified in the model HMSO. (Certain exceptions include any quantity of gases regulated under the Toxic Gas Ordinance, which must be reported on the HMIS. Other hazardous materials below the reporting threshold may be required to be reported if they present an unusual hazard, such as water reactive materials, or materials that are highly toxic, radioactive, carcinogenic or explosive.)

The proposed development of the site would meet the current requirements for hazardous material storage per the Palo Alto Municipal Code, California Fire Code and Health and Safety Code.

The current proposal to expand the RMH would not disturb contaminated soil or result in the exposure of humans to hazardous materials, therefore, the project will have a ***less-than-significant*** impact as it relates to hazards and hazardous materials.

Mitigation Measures: None Required

I. HYDROLOGY AND WATER QUALITY

Issues and Supporting Information Resources Would the project:	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	1,2,5				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	2-MapN2, 15				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	1,5,15,16				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	1,5,15,16				X

e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	1,5				X
f)	Otherwise substantially degrade water quality?	1,5				X
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	2-MapN6				X
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	2-MapN6				X
i)	Expose people or structures to a significant risk of loss, injury or death involve flooding, including flooding as a result of the failure of a levee or dam or being located within a 100-year flood hazard area?	2-MapN8			X	
j)	Inundation by seiche, tsunami, or mudflow?	2-MapN6				X

DISCUSSION:

- **Flooding/Drainage**

According to comprehensive plan Map N-8 the project would be located in an area that could potentially be inundated by flood flows as a result of dam failure.

Per Chapter 16.28 of the Palo Alto Municipal Code submittal of a final grading and drainage plan for City approval is required prior to the issuance of a building permit. The application of standard grading, drainage, and erosion control measures as part of the approved grading and drainage plan would reduce the potential for site runoff to cause erosion or siltation that could degrade water quality. Implementation of the required NPDES SWPPP and the Soil Management Plan and Remedial Risk Management Plan, as monitored and enforced during construction by the City of Palo Alto, would ensure compliance with stormwater quality standards and would ensure the project creates a less than significant impact.

- **Water Quality – During and Post-Construction**

The project shall comply with the storm water regulations contained in provision C.3 of the NPDES municipal storm water discharge permit issued by the San Francisco Bay Regional Water Quality Control Board (and incorporated into Palo Alto Municipal Code Chapter 16.11). These regulations apply to land development projects that create or replace 10,000 square feet or more of impervious surface. In order to address the potential permanent impacts of a project on storm water quality, the applicant would incorporate into a project a set of permanent site design measures, source controls, and treatment controls that serve to protect storm water quality, subject to the approval of the Public Works Department. The applicant shall identify, size, design and incorporate permanent storm water pollution prevention measures (preferably landscape-based treatment controls such as bioswales, filter strips, and permeable pavement rather than mechanical devices that require long-term maintenance) to treat the runoff from a "water quality storm" specified in PAMC Chapter 16.11 prior to discharge to the municipal storm drain system. In addition, the applicant would designate a party to maintain the control measures for the life of the improvements and must enter into a maintenance agreement with the City. The City would inspect the treatment measures yearly and charge an inspection fee.

Implementation of the following standard measures, consistent with NPDES Permit and City Ordinance requirements, would reduce potential construction impacts to surface water quality to less than significant levels:

1. Prior to issuance of a Use & Occupancy permit, an Elevation Certificate based on finished construction is required for each built structure.
2. Prior to issuance of a Building permit, the project applicant shall submit a certification by a qualified third-party reviewer that the design of the project complies with the requirements of PAMC Chapter 16.11.
3. Prior to issuance of a Use & Occupancy permit, the project applicant shall submit a certification by a qualified third-party reviewer that the project's permanent storm water pollution prevention measures were constructed or installed in accordance with the approved plans.
4. Before submittal of plans for a building permit, the applicant shall submit a drainage plan which includes drainage patterns on site and from adjacent properties.
5. The Applicant shall identify the Best Management Practices (BMP's) to be incorporated into a Storm Water Pollution Prevention Plan (SWPPP) for the project. The SWPPP shall include both temporary BMP's to be implemented during demolition and construction.

Mitigation Measures: None Required

J. LAND USE AND PLANNING

Issues and Supporting Information Resources Would the project:	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	1,5				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	1,2,3,4,5			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	1,2				X

DISCUSSION:

Projects that have the potential to physically divide an established community include new freeways and highways, major arterials streets, and railroad lines. The proposed project will not physically divide an established community.

The project would conflict with the existing zoning and Land Use Designations of the property. The rezoning request is accompanied by a request to amend the Comprehensive Plan land use designation as well as a Conditional Use Permit for the facility.

Zone Change

The site is currently zoned Community Commercial with a Landscape combining district (CC(L)) and the proposed project necessitates the rezoning to Public Facility. The proposed use, "hospital accessory facility," would allow families of patients receiving treatment at the Lucille Packard Children's Hospital (LPCH) a place to stay during the treatment period. The site of the existing RMH is zoned PF, and has the same use as is requested for the new adjacent site.

Comprehensive Plan Amendment
The proposed project includes a request to modify the Comprehensive Plan Land Use Map from Streamside Open Space to Major Institution/Special Facilities. RMH is considered an auxiliary function of the Lucile Packard Children's Hospital. Due to the unique nature of its use as a non-profit community facility, the Special Facilities Land Use designation appears to be the most appropriate one for the project.

Conditional Use Permit
The permitted land uses in the PF zone are facilities owned or leased by a governmental agency, park uses, and uses incidental to park operations. The RMH facility has been categorized as a hospital accessory facility. This use is not specifically listed as a conditionally allowed use in the PF zone. However, similar uses are conditionally allowed in the PF zone. Conditionally Permitted uses in the PF zone include both hospitals and outpatient medical facilities associated with medical research. Section 18.28.040 of the Palo Alto Municipal Code (PAMC) allows the Director to determine this use to be similar to a permitted or conditionally permitted use. The RMH has been deemed to be similar to these uses since 1989 and therefore, the additional floor and site area for this use can be allowed via the CUP.

Mitigation Measures: None Required

K. MINERAL RESOURCES

Issues and Supporting Information Resources Would the project:	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	1,2				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	1,2				X

DISCUSSION:
The City of Palo Alto has been classified by the California Department of Conservation (DOC), Division of California Geological Survey (CGS) as a Mineral Resource Zone 1 (MRZ-1). This designation signifies that there are no aggregate resources in the area. The CGS has not classified the City for other resources. There is no indication in the 2010 Comprehensive Plan that there are locally or regionally valuable mineral resources within the City of Palo Alto.

Mitigation Measures: None Required

L. NOISE

Issues and Supporting Information Resources Would the project:	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	1,2,10,14			X	

Issues and Supporting Information Resources Would the project:	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Exposure of persons to or generation of excessive ground borne vibrations or ground borne noise levels?	1,2,10,14			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	1,2,10,14			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	1,2,10,14			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	1				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	1				X

DISCUSSION:

Noise Impacts

Section 9.10.040 of the Palo Alto Municipal Code limits noise generation to no more than eight dB above the local ambient at any point outside of the property plane. The Noise Study conducted by Environmental Consulting Services found that any potential sources of project noise, such as outdoor play activities and traffic noise would not violate the city of Palo Alto's noise ordinance. The project would not increase existing noise at the site; therefore there are no noise impacts associated with the project.

Temporary construction of a future project that complies with the Noise Ordinance could result in impacts that are expected to be less than significant. Although not identified as a significant impact under CEQA, the project, per Section 9.10.060, would include the following measures as Conditions of Approval.

- Construction hours shall be limited to 8:00am to 8:00pm Monday through Friday and 9:00am to 6:00pm on Saturdays. No construction is allowed on Sundays or Holidays as specified in Title 9 of the Muni Code.
- No individual piece of equipment shall produce a noise level exceeding one hundred ten dBA at a distance of twenty-five feet.
- The noise level at any point outside of the property plane of the project shall not exceed 90 dBA.
- Rules and regulation pertaining to all construction activities and limitations identified in this permit, along with the name and telephone number of a developer appointed disturbance coordinator, shall be posted in a prominent location at the entrance to the job site.

Mitigation Measures: None Required

M. POPULATION AND HOUSING

Issues and Supporting Information Resources Would the project:	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	1			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	1				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	1				X

DISCUSSION:

The project does not displace existing housing or induce substantial population growth. The proposal includes 70 units for temporary lodging.

Mitigation Measures: None Required

N. PUBLIC SERVICES

Issues and Supporting Information Resources Would the project:	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a) Fire protection?	1, 2-MapN7				X
b) Police protection?	1				X
c) Schools?	1				X
d) Parks?	1				X
e) Other public facilities?	1				X

DISCUSSION:

The proposed project site is located in a developed area of the City, where public services are already available. The proposed project would not impact fire service to the area and the site is not located in a high fire hazard area. The site is located within the jurisdiction of the Palo Alto Police Department. The project would not by itself

result in the need for additional police officers, equipment, or facilities. The City's development impact fees are also applicable to address any demands on City facilities.

Mitigation Measures: None Required

O. RECREATION

Issues and Supporting Information Resources Would the project:	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	1			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	1				X

DISCUSSION:

The proposed project would house families that may use parks or other City facilities but the number of users and the amount of use is anticipated to be small such that it would not create impacts to existing City recreational facilities.

Mitigation Measures: None Required

P. TRANSPORTATION AND TRAFFIC

Issues and Supporting Information Resources Would the project:	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy established measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	1,5,11			X	
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	1,5,11			X	

c)	Result in change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	1,5,11			X	
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	1,5,11			X	
e)	Result in inadequate emergency access?	1,5,11			X	
f)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	1,2,5,11			X	

DISCUSSION:

The traffic study, prepared by Sandis Engineers, analyzed the potential traffic and transportation related impacts associated with the expansion of the existing RMH.

Intersection Traffic Signal Operations

The results of the analysis of existing plus project conditions indicated that the four signalized intersections are forecast to continue operating at existing LOS with minimal changes in critical delay and capacity ratios. All intersections are forecast to continue to operate at an LOS A-C during the morning peak and evening peak evening periods and not experience any adverse traffic related impacts.

Bicycle and Pedestrian Traffic

The proposed expansion is expected to generate some amount of both bicycle and pedestrian traffic. The facility is within one half mile of both the Lucile Packard and Stanford Hospitals as well as the Stanford Shopping Center. There is an exclusive bike/pedestrian path paralleling Sand Hill Road past the project site as well as numerous other pedestrian and bicycle facilities located throughout the Stanford Campus which all combine together to provide a very bicycle and pedestrian friendly environment. The proposed expansion will add some traffic but would not impact any facilities. The existing path on the northerly side of Sand Hill Road adjacent to the site will be required to cross the project's new driveway but this will be controlled with traffic signals.

Parking

The project would include 69 new parking spaces associated with the new 70 room expansion. Of these, 30 would be surface parking at grade and the remaining 39 would be located in a garage under the new building. The existing 47 facility has 64 parking spaces exceeding the code requirement of one space per guest room by 17 spaces. The two projects together would have a total of 117 rooms and 133 parking spaces. The combined project would exceed the code requirement by 16 spaces.

Site Access

A new driveway would be provided at the expansion site as the extension of London Plane Way which will provide direct access from Sand Hill Road to the new surface parking area and an underground garage. The intersection of London Plane Way with Sand Hill Road is currently signalized and the new driveway will simply become the fourth leg of a fully signalized intersection. Review of the LOS analysis shows the intersection is forecast to operate acceptably with the project by City standards (LOS D or better). However, the median in Sand Hill Road will need to be modified to provide a left hand turn pocket and the signals will have to be modified to accommodate the new driveway with an exclusive eastbound left turn pocket.

Mitigation: None Required

Q. UTILITIES AND SERVICE SYSTEMS

Issues and Supporting Information Resources Would the project:	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	1,5,6			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	1,5,6			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	1,5,6			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	1,5,6			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	1,5,6			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	1,5,6			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?	1,5,6			X	

DISCUSSION:

The proposed rezoning project would not require construction of new facilities for wastewater treatment, storm drainage, water, or waste disposal. The subject site is located within the City of Palo Alto where adequate Utility facilities exist, and have the capacity to serve the proposed project.

Mitigation Measures: None Required

R. MANDATORY FINDINGS OF SIGNIFICANCE

Issues and Supporting Information Resources Would the project:	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	1,2,3,5,8,18			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	1,5			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	1,5			X	

DISCUSSION:

The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal. The proposed project would not eliminate an important example of California history.

The project does not have impacts that are individually limited, but cumulatively considerable nor does it have substantial environmental effects which will cause substantial adverse effects on human beings either directly or indirectly. The project is located within an existing urban area in an urbanized City. The project would not result in considerable effects to the environment.

Mitigation Measures: None Required

SOURCE REFERENCES

1. Project Planner's knowledge of the site and the proposed project
2. Palo Alto Comprehensive Plan, 1998-2010
3. Palo Alto Municipal Code, Title 18 – Zoning Ordinance
4. Palo Alto Tree Technical Manual, Municipal Code Chapter 8.10.030, June 2001
5. Project Plans, dated received November 7, 2012
6. Departmental communication/memos such as Transportation, Fire, Utilities, Public Works, Building, and Arborist that address environmental issues.
7. California Environmental Quality Act Air Quality Guidelines, June 2011
8. Palo Alto Historic Resources Inventory

9. Alquist-Priolo Earthquake Fault Zoning Map
10. Palo Alto Municipal Code, Section 9.10-Noise Ordinance
11. Traffic Impact Analysis, prepared by Sandis, May 17, 2012
12. Important Farmland in California Map, California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, 2010.
13. Agricultural Preserves Map, California Department of Conservation, Division of Land Resources Protection.
14. Noise Impact Study, prepared by Environmental Consulting Services, May 16, 2012
15. Geotechnical Investigation, prepared by Silicon Valley Soil Engineering, May 11, 2012
16. Biological Report, prepared by Biotic Resources Group, May 22, 2012
17. Arborist Report, prepared by Walter Levison, November 15, 2011
18. Archeological Analysis, Sandis Engineers, May 10, 2012

DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	X
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

Russ Reich, Senior Planner

Date