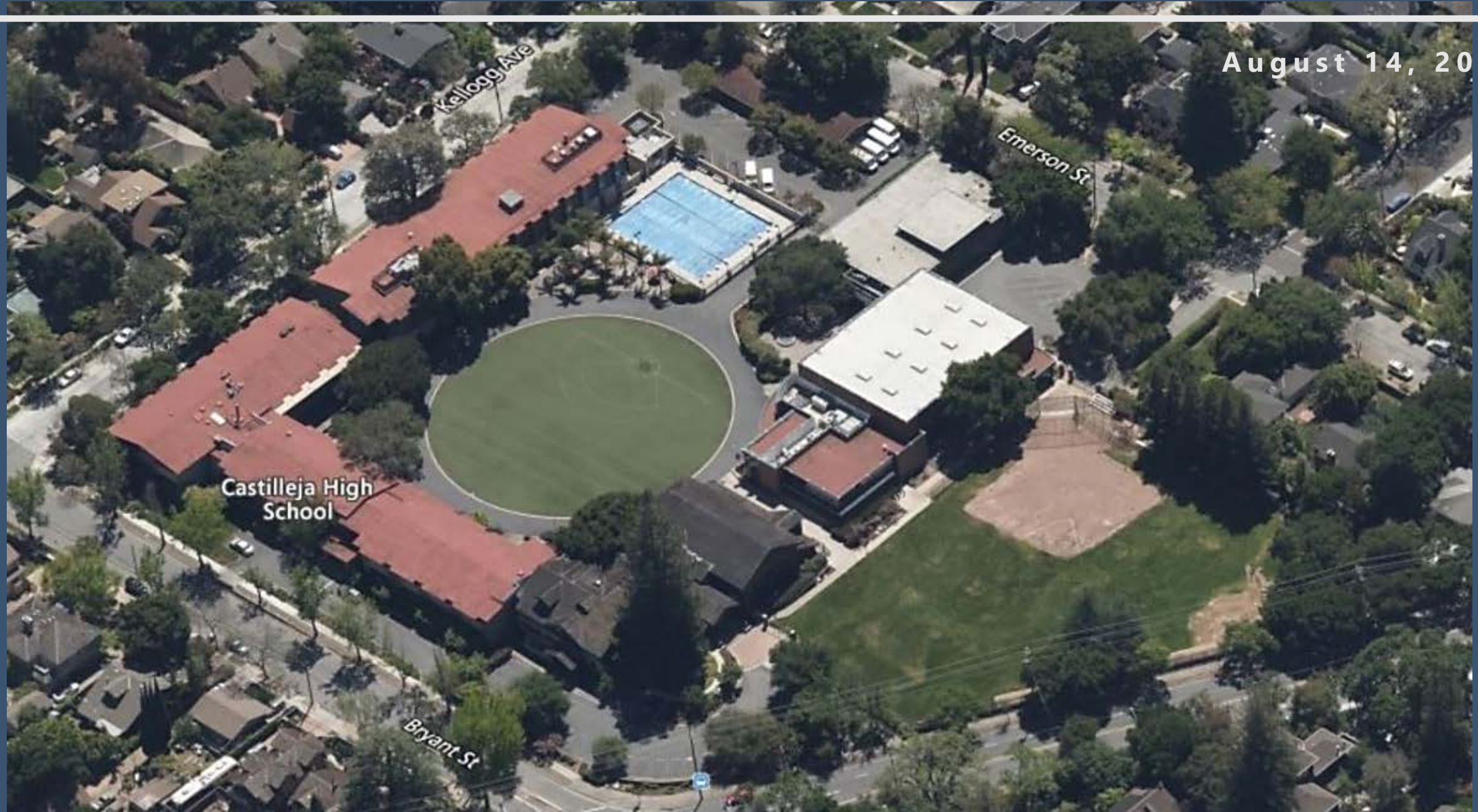


# Castilleja School Project

## Planning and Transportation Commission Presentation

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# Outline

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**01**

Project Description

**02**

CEQA Overview

**03**

EIR Analysis and Conclusions

**04**

Draft EIR Comments

01

# Project Description

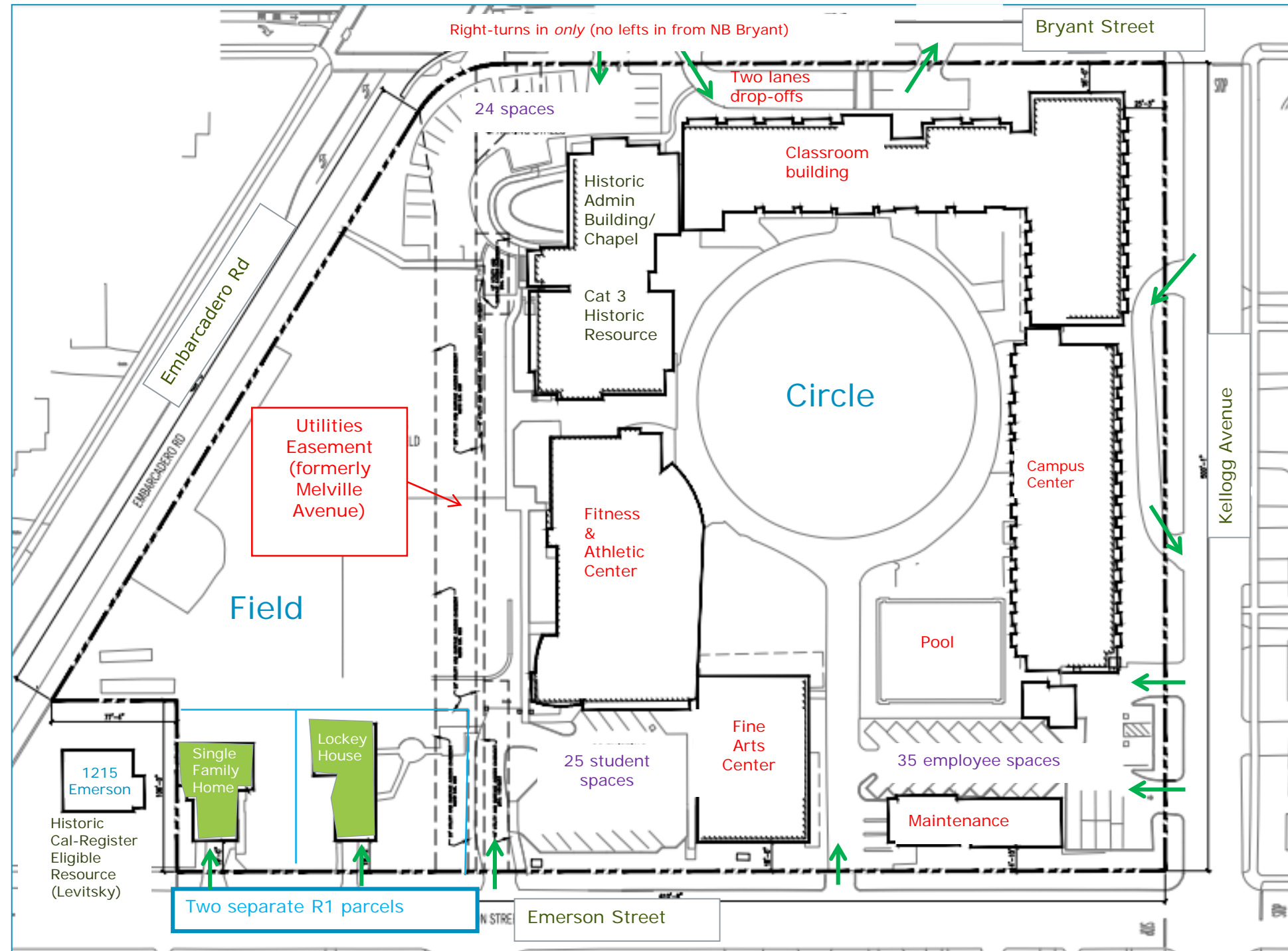
Castilleja School Project

# Project Description

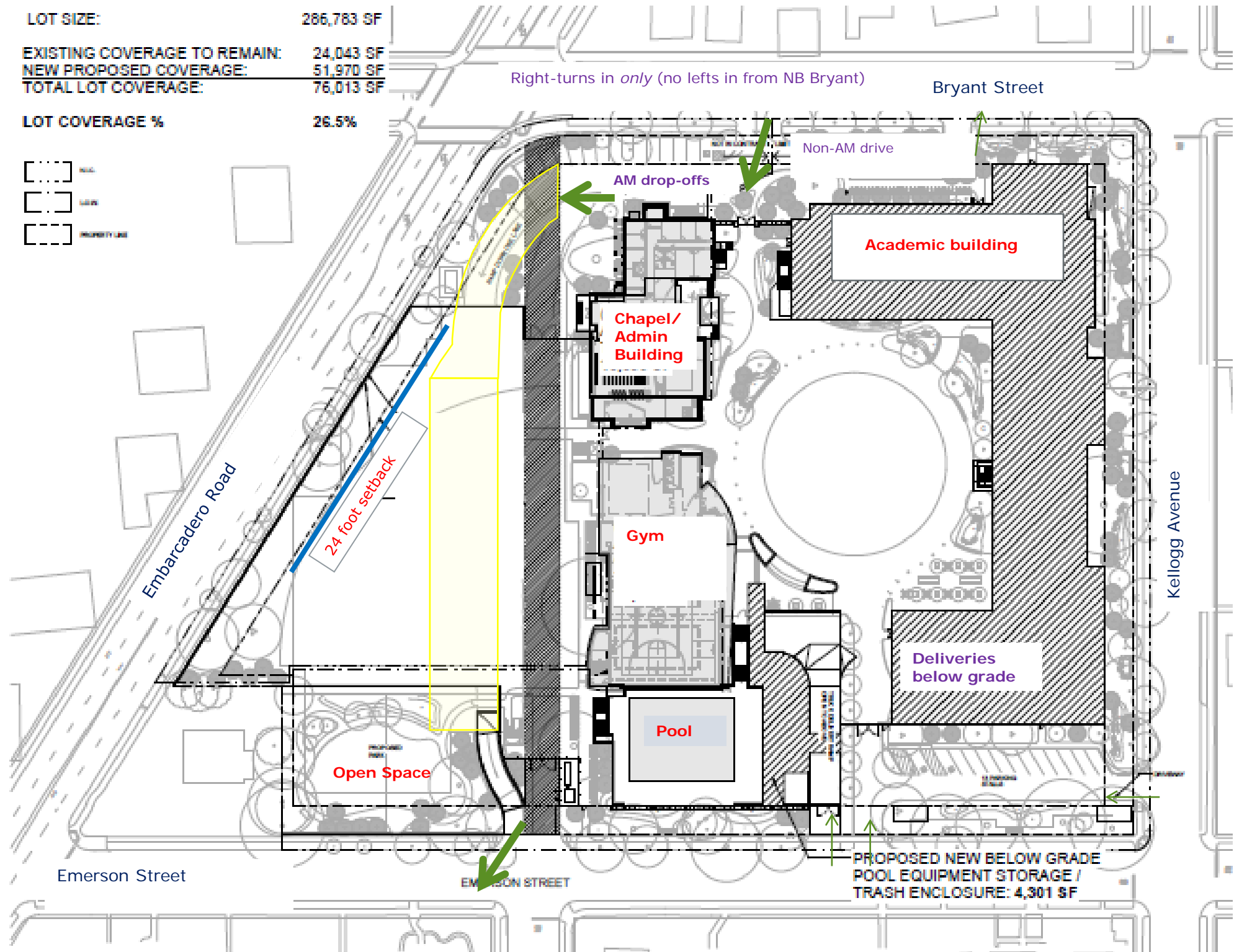
- Amend CUP, Architectural Review with Tentative Map with Exceptions and Variances
- Demolish seven buildings and at-grade pool
- Construct academic building, below-grade parking garage, below-grade pool with sound wall, below-grade delivery and trash enclosures/waste pick-up
- Increase enrollment to a maximum of 540 students, with no more than 27-student increase annually
- Increase onsite parking from 74 to 142 spaces
- Implementation of additional Transportation Demand Management measures
- Remove 35 trees, relocate 40 trees, retain 97 trees in place



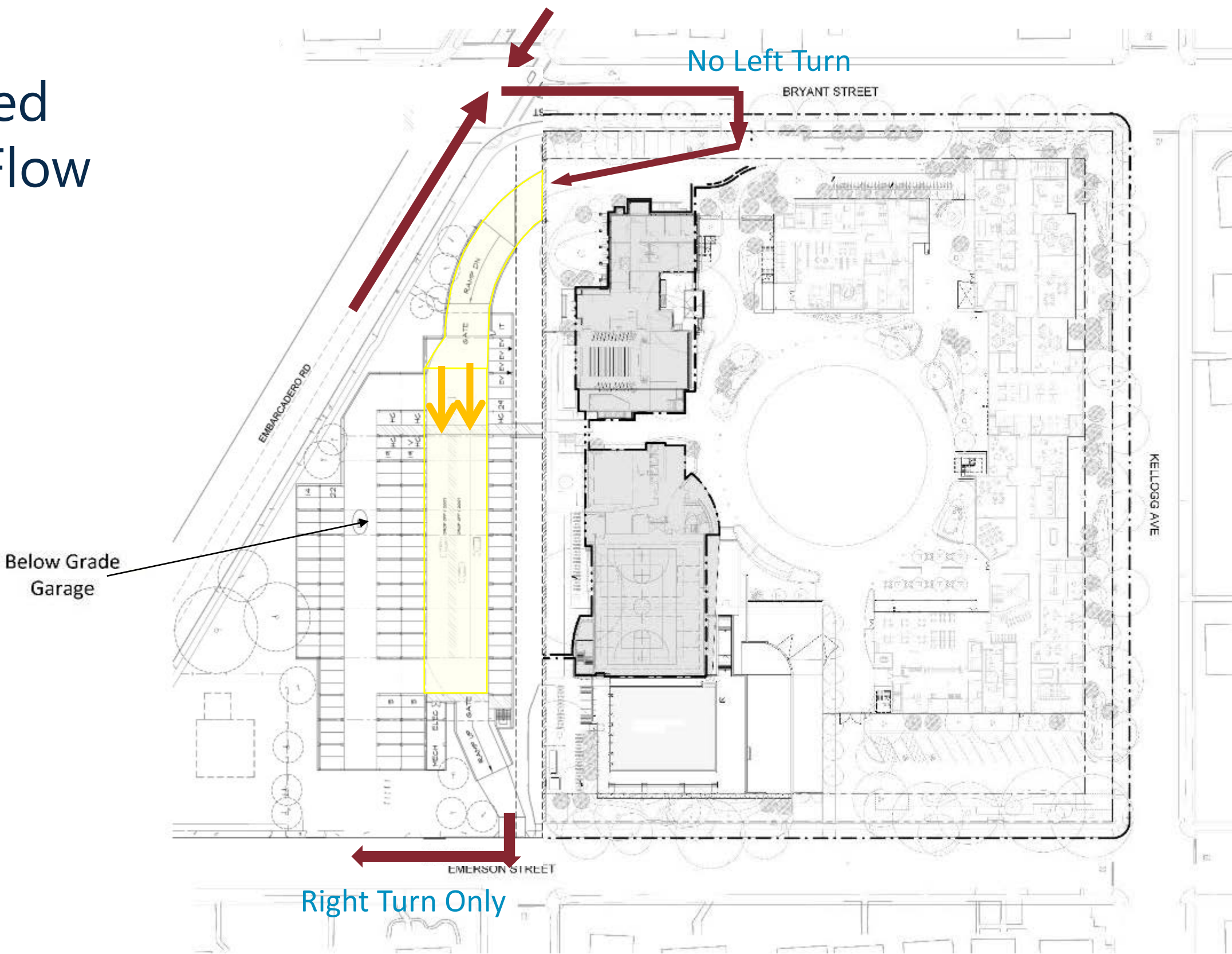
# Existing Site Plan



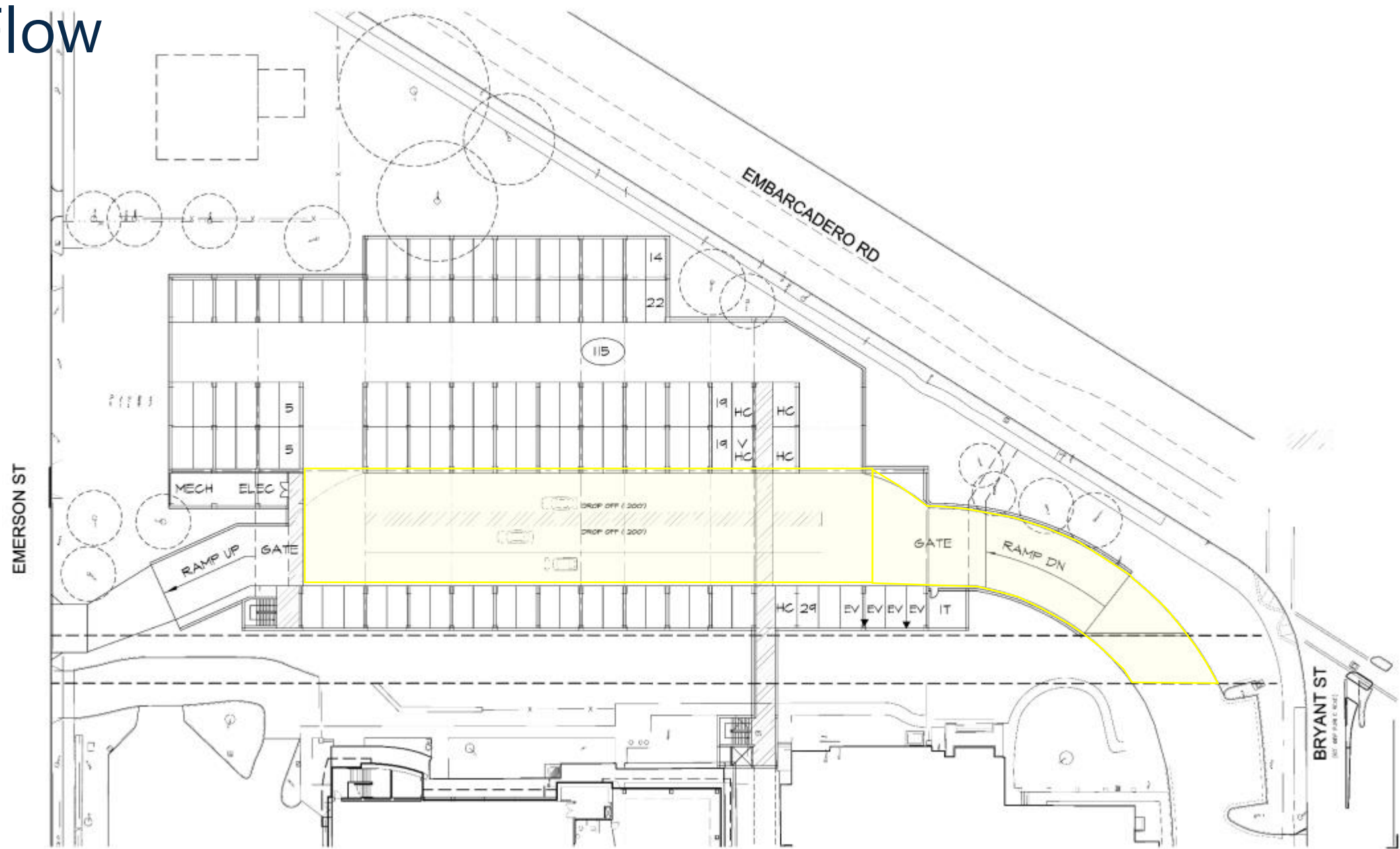
# Proposed Site Plan



# Proposed Traffic Flow








# Proposed Traffic Flow

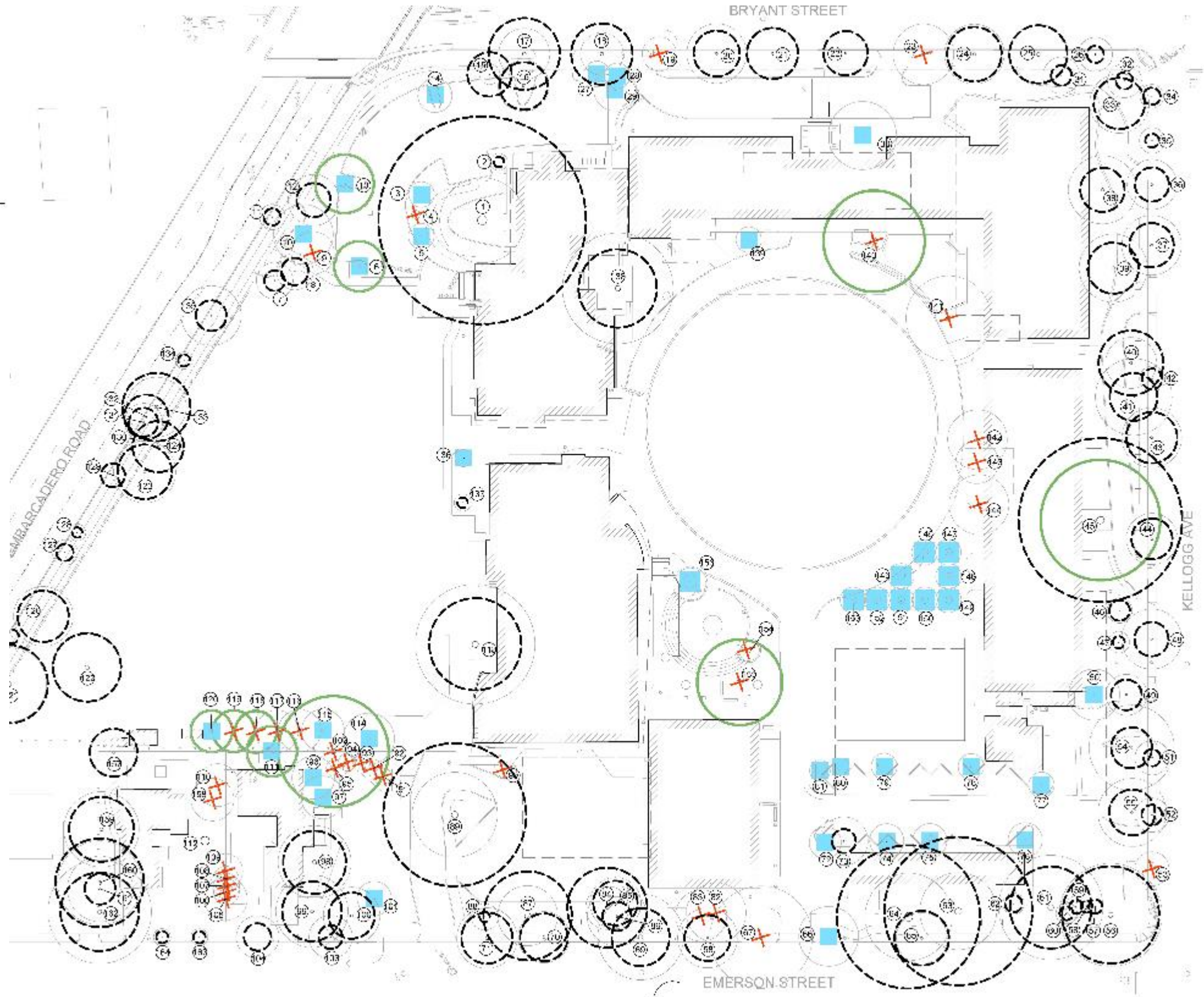




# Tree Plan

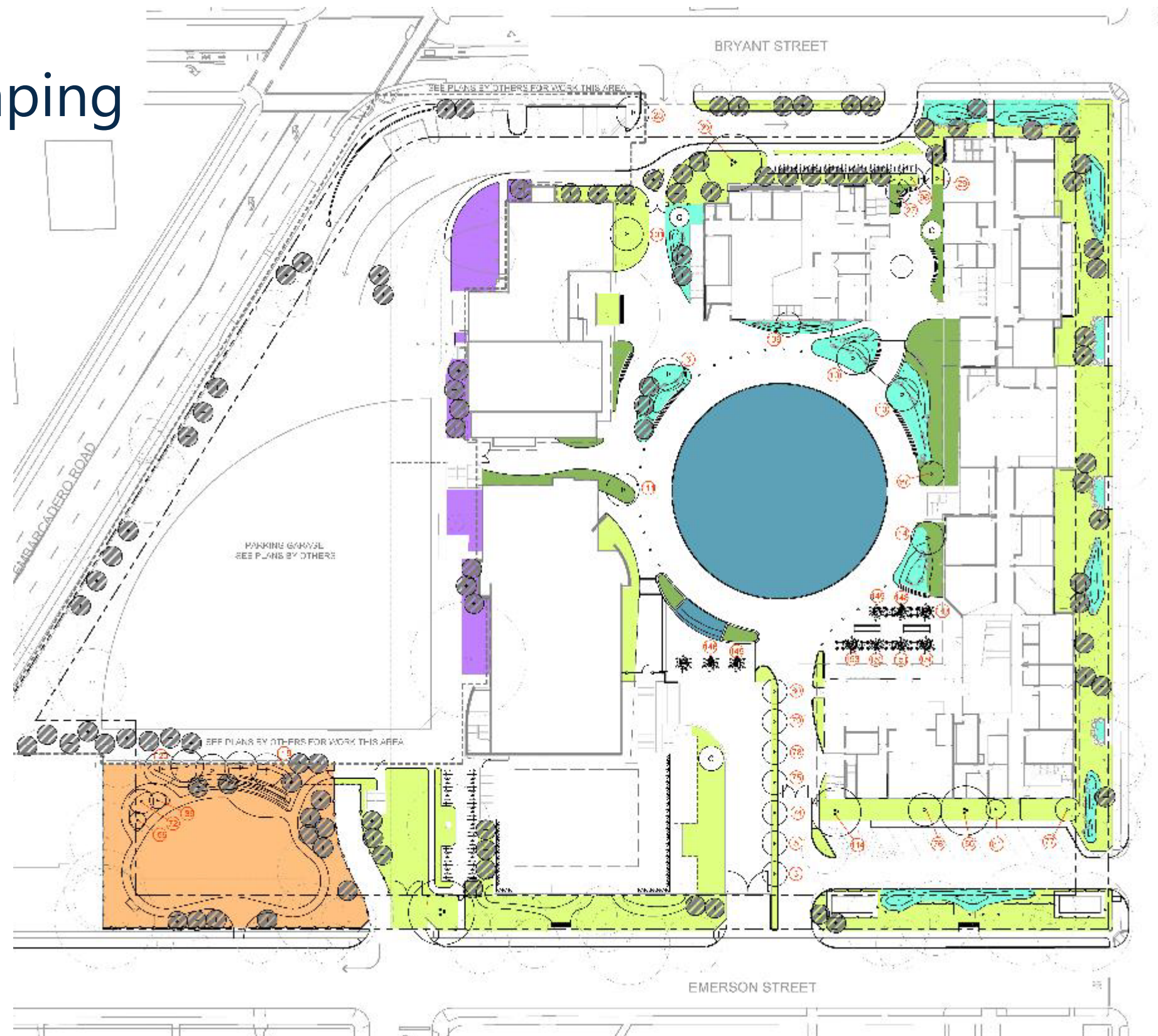
## LEGEND

-  Indicates tree number as referenced in Tree Management Plan
-  Existing Tree with Tree Protection Zone: Total 164 trees.
-  Regulated Tree: See Tree Protection Notes. Total 10 trees.
-  Tree To Be Removed: Total 33 trees.
-  Tree to be boxed and relocated, per Tree Planting Plan and Tree Protection Standards. Total 40 trees

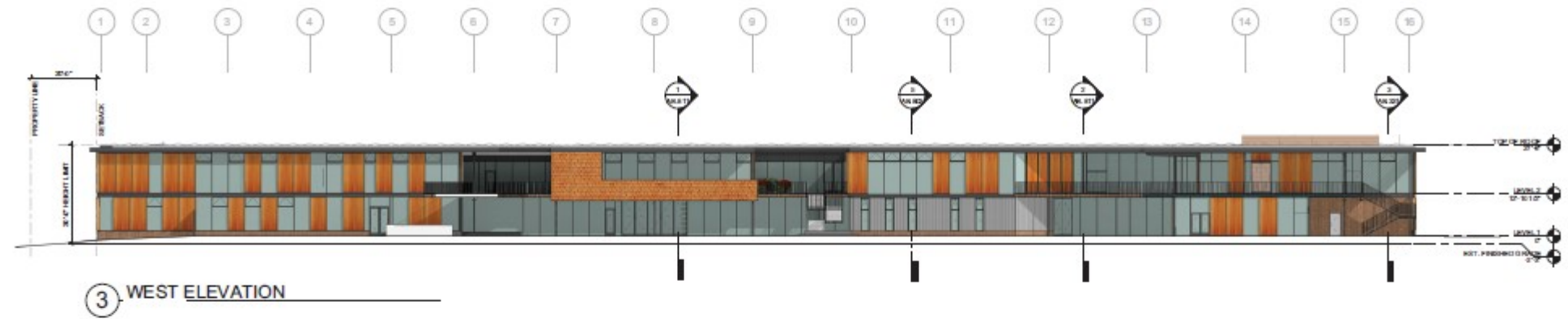
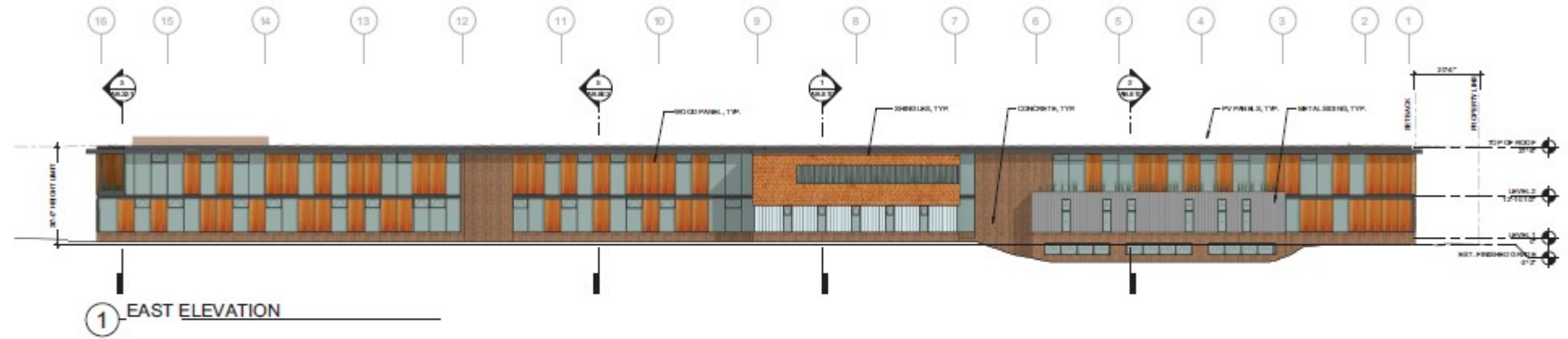
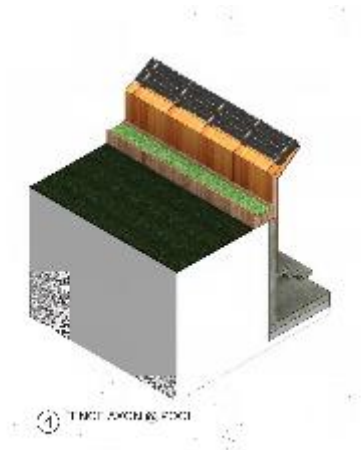
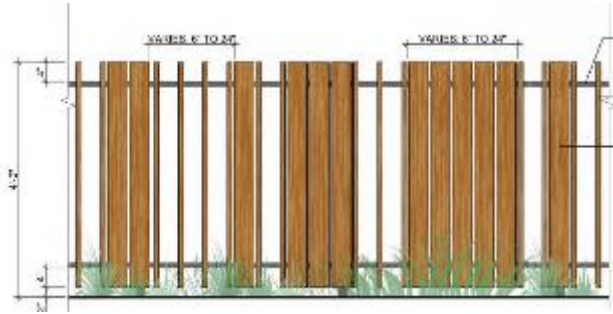




# Proposed Landscaping



# Elevations



02

# CEQA Overview

California Environmental Quality Act



# Environmental Impact Report Process

Milestone	Public Participation
Notice of Preparation and EIR Scoping Meeting	30-day public review – Submit comments regarding EIR scope
Draft EIR	Minimum 45-day public review – Submit comments regarding EIR adequacy
Final EIR	10-day review – Submit comments regarding EIR adequacy

# Contents of a Draft EIR

- Detailed project description
- Analysis of potential impacts to the physical environment
- Mitigation measures to reduce or compensate for significant impacts
- Cumulative effects
- Growth inducement
- Project alternatives

# Thresholds of Significance

- City Comprehensive Plan standards
- City Municipal Code standards
- City Environmental Criteria
- State and federal regulations and standards

03

# EIR Analysis and Conclusions

Significant Impacts and Mitigation



# Initial Study Mitigation Measures

- **Biological Resources:** MM BIO-1 Preconstruction nesting bird survey; BIO-2 Preconstruction roosting bat survey
- **Hazards and Hazardous Materials:** MM HAZ-1 pre-demolition lead and asbestos survey

# Land Use

- **Finding:** Less than Significant with Mitigation
- **Technical studies:** Tree Inventory and Arborist Report
- **Mitigation measures:** MM 4a - Special Events Restrictions, MM 4b - Tree Protection, Removal, and Relocation Plan, and MMs applied from other chapters - aesthetics, biological resources, cultural resources, transportation, noise, air quality, hazardous materials

# Aesthetics

- **Finding:** Less than Significant with Mitigation
- **Technical studies:** Tree Inventory and Arborist Report
- **Mitigation measures:** MM 5a – lighting plan

# Cultural Resources

- **Finding:** Less than Significant with Mitigation
- **Technical studies:** Cultural Resources Study
- **Mitigation measures:** MM 6a - protection plan for Administration/Chapel Theater building and the residence at 1215 Emerson Street and  
MM 6b - Cultural Resource Awareness training



# Transportation

- **Finding:** Significant and Unavoidable with Mitigation
- **Technical studies:** Traffic Impact Analysis Report
- **Mitigation measures:** MM 7a - Transportation Demand Management plan, MM 7b - Vegetation Management, and MM 7c - potential signalization at Alma Street/Kingsley Avenue

# Noise

- **Finding:** Less than Significant with Mitigation
- **Technical studies:** Noise Assessment
- **Mitigation measures:** MM 4a (Land Use),  
MM 8a - technical analysis documenting the specific loudspeaker equipment,  
and  
MM 8b - technical analysis of the construction noise levels

# Air Quality

- **Finding:** Less than Significant with Mitigation
- **Technical studies:** Air Quality and GHG Modeling
- **Mitigation measures:** MM 9a - emission reduction requirements for construction contractor(s); and  
MM HAZ-1 (initial study)

# Greenhouse Gases

- **Finding:** Less than Significant
- **Technical studies:** Air Quality and GHG Modeling
- **Mitigation measures:** none required

# Geology, Soils, and Seismicity

- **Finding:** Less than Significant with Mitigation
- **Technical Studies:** Geotechnical Report
- **Mitigation Measures:** MM 12a - implement recommendations contained in the geotechnical investigation, and  
MM 12b - protocol for discovery of paleontological resources



# CEQA-Mandated Sections

- **Issues:** Energy Conservation, Growth Inducement
- **Finding:** Less than Significant
- **Technical studies:** Air Quality and GHG Modeling
- **Mitigation measures:** None required

# Project Alternatives

- **No Project:** no changes to campus, operate under the existing CUP
- **Moderate Enrollment Increase:** enrollment cap of 506 students, slightly reduced academic building and surface parking
- **Moderate Enrollment Increase with Reduced Parking:** 506 students, slightly reduced academic building, increase in surface parking, reduce garage from 115 parking spaces to 58 spaces

# Significant and Unavoidable Impacts

- **Impact 4-2 – Create land use incompatibility**
- **Impact 7-1 – Conflict with plan/policy establishing performance effectiveness**
  - Substantial increase in TIRE index on Emerson due to right-turns only at single garage exit
  - Effect slightly reduced with enhanced TDM plan (MM 7a)
  - Alternative circulation studied, would result in increased impacts on other segments

# Significant and Unavoidable Impacts

- **Impact 7-7 – Cumulative traffic increase** conflicting with adopted policies and plans related to intersection and roadway segment function

- Kingsley/Alma Intersection:

	AM Peak				School PM Peak				PM Peak			
	No Project		Plus Project		No Project		Plus Project		No Project		Plus Project	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Overall Intersection	45.0	E	53.5	F	14.8	B	15.9	C	48.2	E	50.0	F
Kingsley Approach	**	F	**	F	**	E	**	F	**	F	**	F

# Significant and Unavoidable Impacts

- MM 7c - City to consider adding to Kingsley/Alma intersection signalization to the CIP; cannot be guaranteed due to other factors involved in determining appropriate signalization



04

# Draft EIR Comments

Public Hearing

## Comments Received To-date

- Project objectives
- Land use intensity and student density
- Aesthetics
- Sustainability
- Loss of housing
- Tree loss
- Traffic congestion, parking garage, increase in TIRE index
- Effects on Bryant Bike Boulevard
- Special Events
- Noise
- Potential need for dewatering
- Cumulative scenario

# Submitting Comments

 Make verbal comments today

 Submit written comments today

 Mail or email written  
comments

 Submit by September 16, 2019

Send to: Amy French, Chief Planning Official  
City of Palo Alto  
250 Hamilton Avenue  
Palo Alto, California 94301  
[amy.french@cityofpaloalto.org](mailto:amy.french@cityofpaloalto.org)