



City of Palo Alto City Council Staff Report

(ID # 5611)

Report Type: Consent Calendar

Meeting Date: 4/6/2015

Summary Title: 805 Los Trancos Road ROLUA n Site Design

Title: Approval of a Record of Land Use Action and a Site and Design Application for a New Single-Story, Single-Family Residence and Associated Site Improvements on a 3.5-Acre Parcel of Land in the Open Space (OS) Zoning District located at 805 Los Trancos Road

From: City Manager

Lead Department: Planning and Community Environment

Recommended Motion

Staff recommends that Council approve the project on consent calendar.

Recommendation

Staff recommends that the City Council approve the Record of Land Use Action approving the Site and Design Review application for the construction of a single-story, single family residence and associated site improvements at 805 Los Trancos Road, as recommended by the Planning and Transportation Commission (Commission). The attached Record of Land Use Action (RLUA, Attachment A) contains Site and Design Review Findings, an Open Space Criteria compliance analysis and conditions of approval.

Executive Summary

The applicant proposes a one-story, single-family home on a 3.5-acre, vacant site. The home would be less than half the size of the two-story home Council approved in 2010 for construction, in approximately the same location on the same site. Single-family homes are allowed within the Open Space Zone District via Council approval of a Site and Design Review application, following review and recommendation by the Planning & Transportation Commission (Commission). The site's existing trees and proposed vegetation would substantially screen the new home from off-site views. The home's architectural style, materials, and colors would allow the home to blend in with its surroundings. The proposed site improvements include a gravel driveway, a small bridge over Buckeye Creek, new vegetation to blend in with the existing vegetation, and a pool and spa. The Commission has recommended approval of the project.

Background

The site is designated on the Comprehensive Plan land use map as Open Space/Controlled Development and is located within the Open Space (OS) zoning district. The project site is 3.55 acres, formerly used as a farm, and is located west of Highway 280 in the Palo Alto foothills. Surrounding land uses include small lot single-family homes to the west, and large-lot, single family homes to the east, on the opposite side of Los Trancos Road. A location map is provided as Attachment B to this report.

The property slopes westerly from Los Trancos Road to a primarily level grassy terrain and then slopes down to Los Trancos Creek. The site includes Oak, Olive, Buckeye and Redwood trees, and other vegetation. The site is vacant with a relatively flat clearing at the center of the property. In 2010, Council approved an 11,857 square foot (sf), two-story home with a basement for this site, but the applicant did not construct the home. The Commission reviewed the home on March 24, 2010; the Commission staff report provides additional background and can be viewed at <http://www.cityofpaloalto.org/civicax/filebank/documents/19227>. The Commission meeting minutes can be viewed at: <http://www.cityofpaloalto.org/civicax/filebank/documents/20022>.

Per Palo Alto Municipal Code (PAMC) Chapter 18.28, Section 18.28.070 item (k), any substandard lot that was a lawfully buildable site on July 5, 1972 would be considered a developable site. The subject site has been a legal parcel since the 1850s (prior to incorporation into the City of Palo Alto) and therefore, may be developed, even though it does not meet the 10-acre minimum lot size for the OS Zone District.

Commission Review

On February 11, 2015, the Commission reviewed the Site and Design Review application, and voted 5-0 to recommend project approval as recommended in the staff report. The excerpt minutes from the February 11, 2015 Commission hearing are available as Attachment J. The Commission staff report can be found on the City's website at the following link: <https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?BlobID=45854>.

Project Description

The proposal is the construction of a 5,689 square foot (sf), single-story single-family residence, and associated site improvements, including landscaping, a swimming pool, and a spa. The applicant describes the proposed architectural style as 'Modern Equestrian'. The residence would consist of common areas and bedrooms; one of the bedrooms is designed to connect to the master bedroom by a narrow hallway. The applicant proposes a variety of exterior wall treatments, including reclaimed barn wood and smooth finish stucco, and proposes a flat roof made of a gray-toned membrane material. The warm and natural color palette would blend well with the colors found in the surrounding hills and vegetation.

The private driveway from Los Trancos Road driveway would traverse a small creek (Buckeye Creek) via a small bridge. Buckeye Creek bisects the property, roughly perpendicular to Los

Trancos Road, and also becomes a drainage swale aligned parallel to Los Trancos Road; therefore, the driveway would cross Buckeye Creek in any case. The applicant will be required to obtain permits from state agencies that regulate the watershed, including the Department of Fish and Wildlife.

The home would be constructed in an existing clearing, to minimize impacts to existing trees, and the closest edge of the home would be greater than 50 feet from the Los Trancos Creek and Buckeye Creek banks. The home would be located on a relatively flat and open area of the site, approximately 70 to 120 feet from the top of Los Trancos Creek's bank, and 190 feet from the top of Buckeye Creek's bank. All other components of the project would be located at least 50 feet from the top of the Los Trancos Creek bank.

Passive landscaped open space and fencing are proposed approximately 20 feet from Buckeye Creek. The landscape design intent is that new vegetation would seamlessly blend in with the existing natural areas of the site. The applicant has selected water-wise, low-maintenance plant materials, and has provided for the preservation of the existing oak trees. The applicant's project description is provided as Attachment E. Project plans are provided to Council and Palo Alto libraries, and may be viewed via the following link: <https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?BlobID=45765>.

Trees

Proposed plantings on the site include 11 Coast Redwood trees, to be located on the northeast and southern property boundaries placed strategically to provide screening. No new vegetation is proposed west of the building footprint to stay clear of the Los Trancos Creek bank, except for one relocated Oak tree and four California Buckeye trees. Redwood trees and manzanita shrubs are proposed within 20 feet of the Buckeye Creek. Tree protection is described later in this report. The Arborist report is provided as Attachment F.

Riparian Corridor

The project maintains at least a 50-foot setback from the top of Los Trancos Creek's bank, and 20 feet from the top of Buckeye Creek's bank. Other than the proposed bridge for the driveway to span Buckeye Creek, no other structural site improvements are proposed within the required setback areas for the Buckeye Creek (20 feet) or Los Trancos Creek (50 feet). Native plantings are proposed within 20 feet of Buckeye Creek and a four-foot wire fence is proposed outside of the 20-foot area aligned parallel with Los Trancos Road and creating a gap at Buckeye Creek to allow wildlife to pass unobstructed. A condition of approval requires the planting plan to be expanded to include the area from the road to the creek.

Grading

Minimal grading (180 cubic yards exported) would be needed as the chosen site area for the proposed home is primarily flat. The majority of grading would be done for the driveway, building pad and swimming pool.

Discussion

The Site and Design Review process is intended to ensure development in environmentally and ecologically sensitive areas will be harmonious with other uses in the general vicinity, compatible with environmental and ecological objectives, and in accord with the Palo Alto Comprehensive Plan. The Comprehensive Plan Compliance Table is provided as Attachment D to this report.

In order for the proposed project to be approved, the project must demonstrate that the following objectives can be accomplished:

1. To ensure construction and operation of the use in a manner that will be orderly, harmonious, and compatible with existing or potential uses of adjoining or nearby sites.
2. To ensure the desirability of investment, or the conduct of business, research, or educational activities, or other authorized occupations, in the same or adjacent areas.
3. To ensure that sound principles of environmental design and ecological balance shall be observed.
4. To ensure that the use will be in accord with the Palo Alto Comprehensive Plan.

A Draft Record of Land Use Action (Attachment A) provides tailored findings for Site and Design Review approval of the project for the City Council.

In addition to the Site and Design Review Objectives, Palo Alto Municipal Code (PAMC) 18.28.070 Additional OS District Regulations, Section (p) Open Space Review Criteria, sets forth 12 review criteria taken from the Comprehensive Plan Conservation Element. The attached Draft Record of Land Use Action reflects staff's analysis of the project's compliance with these criteria.

Visibility and Aesthetics

A key consideration for any new home in the open space district is that the design result in the least physical and visual impact to the property and off site views. To that end, the design should enable the home to blend into the rural environment and be as unobtrusive as possible, to help maintain the natural aesthetic of the hillside environment.

The applicant has appropriately chosen to site the new home in the location of the previously approved home; within a clearing on a relatively level portion of the parcel. This proposal will require less grading activity and lessen impacts on the adjacent Los Trancos Creek.

The applicant proposes to:

- Relocate seven trees from their present location within the building area to another location on site, or on the adjacent parcel of land, which is presently owned by the applicant; a separate agreement would be created to accept the tree relocations;
- Remove seven other trees for various reasons, including poor health; three trees are dead (one tree was already removed from site, and other trees (bay, willow, black walnut and olive) are located within the proposed development area (building or pool, pool deck footprint area); and
- Preserve the mature ring of trees that will provide a substantial visual barrier from offsite views of the new home from both public and private vantage points.

The applicant has provided photographs of the project site from different vantage points, including points along Los Trancos Road and within the adjacent Portola Valley. The photos demonstrate that the building site is heavily screened from off-site views. The applicant has installed story poles with plastic material on the site, to indicate the outline of the proposed building thereby enabling Councilmembers to view what might be seen on the site from offsite locations. The proposed project's building roof would be at the same elevation as Los Trancos Road and therefore, one would be looking down on the site from that vantage point.

The design employs several strategies to limit the new home's visibility:

1. The home is a single story with a maximum height of 15 feet above grade where 25 feet is allowed by code;
2. The majority of the structure is below 11 feet above grade;
3. The proposed gray-toned flat roof would minimize views of the structure;
4. The fenestration of the home increases transparency;
5. The proposed colors and materials will blend the structure into the surroundings;
6. The driveway material would be gravel; and
7. The automatic gate structure would be made of board-formed, painted concrete.

Tree Protection

An updated arborist report (Attachment E) describes the condition of each tree in the project area. The City's Urban Forestry (UF) staff reviewed the report and tree protection plan and provided conditions of approval for inclusion in the RLUA. One condition is a site meeting with the UF staff and the applicant's arborist, to verify tree protection feasibility prior to building permit issuance. Each tree is numbered and recommendations are provided for tree protection during construction, and to ensure long-term health. A total of 55 trees were surveyed to determine species, size and condition. There are 15 Protected Trees¹ onsite. Trees are indicated by number in the report and on the site plans. Tree 21 fell in 2009 and no longer exists. The project includes the removal of seven trees as described above. None of the seven trees are protected by city ordinance (PAMC Chapter 8.10, Tree Preservation and Management

¹ Protected Tree means (1) Any tree of the species *Quercus agrifolia* (Coast Live Oak) or *Quercus lobata* (Valley Oak) which is eleven and one half inches in diameter (thirty-six inches in circumference) or more when measured four and one-half feet (fifty-four inches) above natural grade; and (2) Any Redwood tree (species *Sequoia sempervirens*) that is eighteen inches in diameter (fifty-seven inches in circumference) or more when measured four and one-half feet (fifty-four inches) above natural grade, and (3) A heritage tree designated by the city council in accordance with the provisions of this chapter. (PAMC Chapter 8.10 Section 8.10.020 Definitions)

Regulations). The applicant proposes to relocate seven trees and, as shown on Sheets L2 through L4 and C-2.1 and C-2.2, tree protection fencing will be provided to ensure retention of these existing trees.

Impervious Coverage

Pursuant to the PAMC Section 18.28.070, the maximum impervious coverage for the site is 4.73 percent or 7,307 square feet. The project proposes 7,301 square feet of coverage, which includes the house, terraces, walkways, Buckeye Creek Bridge, the pool, and a portion of the driveway (turnaround). Since the remainder of the driveway is composed of gravel and is 12 feet in width it is exempt from impervious coverage calculations. The project is consistent with this requirement. The Zoning Compliance Table is provided as Attachment C.

Policy Implications

The proposed project is consistent with the Open Space Development Standards and Comprehensive Plan policies, as set forth in the Draft Record of Land Use Action (RLUA). The proposal complies with the Open Space Review Criteria as noted in the RLUA. The subject property is a substandard 3.5 acre site in a district that requires a minimum 10-acre parcel for development; however, the code permits development of a single-family residence.

Public Outreach

The Zoning Code requires publication in the local newspaper, and mailing of notices of the City Council and Commission hearings to owners and residents of property within 600 feet. The newspaper notice for the PTC hearing appeared January 30, 2015, and cards were mailed out on January 30, 2015. The story poles were erected in a timely manner to allow those who receive notice cards or view the newspaper notice may see where the building is proposed on site. In addition, project plans are viewable on the City's website at <https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?BlobID=45765>. Letters from neighbors are included as Attachment I. Courtesy notices for the Council Consent Calendar date will be mailed to the same radius of owners/residents.

Timeline

Application submittal:	October 30, 2014
Planning and Transportation Commission Review:	February 11, 2015
City Council Consideration:	April 6, 2015

Environmental Review

In 2010, the City Council approved an Initial Study and Mitigated Negative Declaration (MND), in conformance with California Environmental Quality Act (CEQA) requirements, for a larger home the same applicant had proposed in approximately the same location as the proposed home, which is half the size, and does not include a basement. The applicant proposes the same bridge crossing over Buckeye Creek as previously approved by Council. Therefore, it is anticipated that the current project will also have the same "less than significant" impacts as the previous home.

In accordance with CEQA Guidelines Section 15164, an addendum has been prepared to reflect the current project plans. An addendum is appropriate, as the project changes meet the State's CEQA Guidelines Section 15164 findings (in that only minor technical changes or additions are necessary and none of the conditions in CEQA Guidelines Section 15162 calling for the preparation of a subsequent negative declaration have occurred). The MND is provided as Attachment G.

Courtesy Copies

Debbie Pedro, Town of Portola Valley, Planning Director

Stuart Welte, EID Architects, Applicant

Leonard Lehmann, Neighbor

Attachments:

- Attachment A: 805 Los Trancos Road RLUA (DOCX)
- Attachment B: Site Location Map (PDF)
- Attachment C: Zoning ComplianceTable (DOCX)
- Attachment D: Comprehensive Plan ComplianceTable (DOCX)
- Attachment E: Applicant Letter (PDF)
- Attachment F: Arborist Report (PDF)
- Attachment G: MND and Addendum (PDF)
- Attachment H: Public Comment (PDF)
- Attachment I: P&TC Minutes February 11, 2015 (PDF)

Attachment A

ACTION NO. 2015-3

**RECORD OF THE COUNCIL OF THE CITY OF PALO ALTO
LAND USE ACTION FOR 805 LOS TRANCOS ROAD: SITE
AND DESIGN REVIEW (14PLN-00425)**

On _____, 2015, the Council of the City of Palo Alto approved the Site and Design Review application for construction of a single-story single-family residence, and associated improvements on a 3.5 acre parcel in the Open Space Zone 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. Stuart Welte of EID Architects on behalf of Langenskold Family Trust, property owner, has requested the City's approval to allow construction of a single-story single-family residence, and other site improvements for a total floor area of 5,689 square feet. ("The Project").

B. The project site is a single parcel (APN 182-36-022) of 3.5 acres in size in the Palo Alto Foothills. The site is undeveloped, containing no structures or utilities. The site is designated on the Comprehensive Plan land use map as Open Space and is located within Open Space (OS) zoning district.

The project includes construction of a new 5,689 square foot single-family residence with an outdoor swimming pool. The driveways would be constructed of pervious materials consisting of gravel and several patios would have pervious material such as pavers and gravel. Total impervious area (including building foot print and other hard-scaped areas) would be 7,301 square feet. All utilities will be installed, including electricity, telephone, water, and septic system lines.

C. The Planning and Transportation Commission (Commission) reviewed and recommended approval of the Project on February 4, 2015. The Commission's recommendations are contained in CMR_____ and the attachments to it.

SECTION 2. Environmental Review. The City, as the lead agency for the Project, has determined that the project is subject to environmental review under provisions of the California

Environmental Quality Act (CEQA) under Guideline section 15070, Decision to Prepare a Negative or Mitigated Negative Declaration. An initial study was prepared for the project in 2010 and it was determined that, with the implementation of conditions of approval and mitigation measures, no potentially adverse impacts would result from the development; therefore, the project would have a less than significant impact on the environment.

The applicant has made changes to the project since then, including reduction to floor area, impervious area, building orientation and the materials palette. The changes all lessen the impacts of the project on the environment. An addendum to the Negative Declaration was prepared on January 6, 2015. This addendum found that the revisions would not significantly change the findings as described in the original Initial Study or necessitate a recirculation of the Mitigated Negative Declaration.

SECTION 3. 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 project is located in an area of other single-family residential home sites. Although the project introduces development to a previously undeveloped site, the project was designed to minimize the visual impact of the structures by being situated on a level portion of the site obscured by mature trees and other vegetation. The development will have minimal visual impacts on adjacent sites. Furthermore, the materials, colors and landscaping selection have been designed to blend in with the natural environment to the greatest extent possible.

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 project would maintain desirability of investment in the same and adjacent areas, in that the proposed design, size and use of the site are consistent with the existing residences on Los Trancos Road. The construction of all improvements would 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 project has been designed to minimize the impact on existing vegetation. Conditions of approval have been incorporated into the project and would be implemented to minimize impacts on biological resources, protected trees, and geotechnical stability. The use of permeable materials will help reduce rainwater flows across the land. The proposed design of the residential structure, driveway, patios and walkways will follow existing site topography.

4. The use will be in accord with the Palo Alto Comprehensive Plan. The project proposal complies with the policies of the Land Use and Community Design and the Natural Environment elements of the Comprehensive Plan, including:

Policy L-1: The Comprehensive Plan encourages the preservation of undeveloped land west of the Foothill Expressway and Junipero Serra as open space, with allowances made for very low-intensity development consistent with the open space character of the area. The project site is located southwest of the Highway 280 and east of Alpine Road, within the Open Space district. The Palo Alto Comprehensive Plan land use designation for the project site is Open Space/Controlled Development. Single-family residential uses are permitted within this district. The structures would be designed to minimize the impact on the open space by minimizing the amount of impervious surfaces, by designing low-profile buildings and by the use of materials and colors that are compatible with the environment.

Policy L-5: The Comprehensive Plan states to maintain the scale and character of the City. Avoid land uses that are overwhelming and unacceptable due to their size and scale. The project proposal would be compatible with other structures in the area and does not detract from the natural character of the site. Although the project would bring development to an essentially undeveloped site, the residential structure, and other proposed improvements would result in minimal impacts to neighboring properties.

Policy L-60: The Comprehensive Plan indicates the project site is located within an Archaeological Resource Area of Low Sensitivity. Palo Alto is known to contain widely dispersed prehistoric sites with shell-ridden components, including human burials and a variety of artifacts. Therefore, cessation of all grading and construction activities is required, if any archaeological or human remains are encountered. At that time, retention of a qualified archaeologist to address the find in the field, notification of the Santa Clara County Medical Examiner's office, and if native American remains are discovered, evaluation of the finds by a Native American descendent shall be required. The Native American descendent, appointed by the Native American Heritage Commission of the State of California, would provide implementation of additional mitigation measures.

Policy L-69: The Comprehensive Plan states to preserve the scenic qualities of Palo Alto's roads and trails for motorists, cyclists, pedestrians, and equestrians. Although the project would bring development to an essentially undeveloped site, the project would not seriously impede views of the foothills to users of Los Trancos Road or Alpine Road due to its low profile.

Policy N-7: The Comprehensive Plan indicates that *all development in the foothill portion of the Planning Area should be consistent with the City of Palo Alto Open Space Development Criteria. Conformance with the Open Space Development Criteria.* The project's compliance with the Open Space Development Criteria is discussed in the following Section.

SECTION 4. Open Space Review Criteria

The project proposal meets the following Open Space Review Criteria (*italicized*) and the intent of the Comprehensive Plan regarding development in designated open space areas.

1. *The development should not be visually intrusive from public roadways and public parklands. As much as possible, development should be sited so it is hidden from view.* The proposed construction would be obscured from Los Trancos or Alpine Roads and surrounding properties. The low profile building and a site plan that follows existing natural topography minimizes the impact of the development from off-site views. Natural vegetation and existing mature trees will be maintained, which will allow the new development to blend in with the immediate environment and be screened from Los Trancos Road. The use of earth tone colors and natural building materials would also minimize the visual impact of the development.

2. *Development should be located away from hilltops and designed to not extend above the nearest ridgeline.* The footprint of the proposed residence is not located on a hilltop and will not extend above the nearest ridgeline.

3. *Site and structure design should take into consideration impacts on privacy and views of neighboring properties.* The topography of the site and extensive vegetation will mitigate views of the proposed structures from adjacent properties.

4. *Development should be clustered, or closely grouped, in relation to the area surrounding it to make it less conspicuous, minimize access roads, and reduce fragmentation of natural habitats.* The mass of the structures is set on the level portion of the site, which is located lower than Los Trancos Road and setback from Los Trancos Creek. The site improvements are generally clustered together. The design of the driveway uses the same location as the existing access driveway to the site. The width and design of the driveway would minimize grading and reduce impacts on existing trees. The use of a bridge over Buckeye Creek will reduce impacts on the creek.

5. *Built forms and landscape forms should mimic the natural topography. Building lines should follow the lines of the terrain, and trees and bushes should appear natural from a distance.*

The building footprint, landscaping and patio areas, which roughly follow the existing slope, are responsive to the natural topography and Los Trancos Creek. The project would maintain all of the existing protected trees, thereby reducing the disturbance to the site.

6. Existing trees with a circumference of 37.5 inches, measured 4.5 feet above the ground level, should be preserved and integrated into the site design. Existing vegetation should be retained as much as possible. The Arborist Report and construction plans have been evaluated by the City's Planning Arborist, who has agreed that sufficient tree protection measures have been included in the project to ensure the retention of all protected trees.

7. Cut is encouraged when it is necessary for geotechnical stability and to enable the development to blend into the natural topography. Fill is generally discouraged and should never be distributed within the drip-lines of existing trees. Locate development to minimize the need for grading. The project proposes grading that includes both cut and fill. The net amount of cut (export) proposed is 180 cubic yards. Grading will avoid identified tree protection areas.

8. To reduce the need for cut and fill and to reduce potential runoff, large, flat expanses of impervious surfaces should be avoided. Impervious surfaces have been minimized, limited to the building footprint, retaining walls and small areas of the patio, the swimming pool/spa and landscaped areas. Impervious surfaces would be below 4.73% of the site area that is the maximum allowed.

9. Buildings should use natural materials and earth-tone or subdued colors. Natural building materials in earth-tones are proposed. All proposed building materials are natural in appearance. The exterior walls include a variety of treatment including reclaimed barn wood, and smooth finish stucco. The flat roof is an oxford-gray color membrane material. Fenestration adds opacity to the house and the overall color palette includes warm and natural colors that blend into the surrounding hills and vegetation. These earth tone colors that will blend with the surroundings.

10. Landscaping should be native species that require little or no irrigation. Immediately adjacent to structures, fire retardant plants should be used as a fire prevention technique. The landscape plan was designed to fit seamlessly with the existing natural areas of the site. Plant materials would be selected for water conservation and low-maintenance characteristics. Special consideration is placed on the preservation of the existing oak trees present onsite.

11. *Exterior lighting should be low-intensity and shielded from view so it is not directly visible from off-site.* The proposed residence would create additional light and glare. While it is anticipated that window coverings would minimize light spill from the interior rooms to the outside at night, recommended conditions of approval would require any exterior lighting to be directed down to avoid any impact upon surrounding property and open space lands.

12. *Access roads should be of a rural rather than urban character. (Standard curb, gutter, and concrete sidewalk are usually inconsistent with the foothills environment).* The existing access way to the site will be modified to current standards, however, the driveway is proposed to be composed of gravel for maximum permeable capabilities. The driveway will cross Buckeye Creek with a bridge to reduce impacts to the creek. The design of the bridge will include rustic characteristics that blend with the surroundings and the proposed architecture of the residence.

13. *For development in unincorporated areas, ground coverage should be in general conformance with Palo Alto's Open Space District regulations.* The project is within the City limits and meets the O-S (Open Space) District zoning regulations.

SECTION 5. Site and Design Approvals Granted.

Site and Design Approval is granted by the City Council under Palo Alto Municipal Code Section 18.82.070 for application 14PLN-00425, subject to the conditions of approval in Section 7 of the Record.

SECTION 6. Conditions of Approval.

Planning Division

1. SUBSTANTIAL CONFORMANCE. The plans submitted for a Building Permit shall be in substantial conformance with plans last revised on December 16, 2014, except as modified to incorporate the following conditions of approval and any additional conditions placed on the project by the Planning Commission or City Council.

2. CONDITIONS OF APPROVAL. The following conditions of approval shall be printed on the cover sheet of the plan set submitted with the Building Permit application.

3. BUILDING MATERIALS AND COLOR SCHEME. The approved building materials and color scheme shall be shown on the building permit drawings for all buildings, structures, and other features.

4. LANDSCAPING PLAN. A landscaping plan shall be included with the plans submitted for the building permit. The plan shall include species type, size and quantities to be planted. The irrigation plan shall be included showing any mechanical irrigation systems.

5. WINDOWS. All new windows and glass doors shall be of a glass type that minimizes reflectivity from off-site views.

6. EXTERIOR LIGHTING. All exterior lighting shall be directed down to avoid any impact upon surrounding property and open space lands.

7. GRADING ACTIVITIES. If during grading and construction activities, any archeological or human remains are encountered, construction shall cease and a qualified archaeologist shall visit the site to address the find. The Santa Clara County Medical Examiner's office shall be notified to provide proper direction on how to proceed. If any Native American resources are encountered during construction, construction shall cease immediately until a Native American descendent, appointed by the Native American Heritage Commission of the State of California, is able to evaluate the site and make further recommendations and be involved in mitigation planning.

8. ARCHITECTURAL DESIGN OF BRIDGE. Prior to issuance of building permits, the owner or designee shall submit an architectural design for bridge crossing Buckeye Creek that complements the project house and rural surroundings to be approved by the Planning & Community Environment Department. This shall include rustic elements, such as earthtone colors, wood or stone integrated into the design.

9. MITIGATION MEASURE (BIOLOGICAL). Mitigation Measure D-1: Removal of any on-site trees shall be conducted between September 1 and February 1 to avoid roosting bats and nesting migratory birds. If tree removal must be conducted outside this period, a survey of the tree must be performed by a qualified biologist. Should any species be found, an exclusion zone with a radius to be determined by project biologist, but no less than 50 feet, should be established.

10. MITIGATION MEASURE (GEOLOGY, SOILS AND SEISMICITY). Implementation of the construction techniques and erosion control measures required by the City of Palo Alto Public Works Department and requirements listed in the Geotechnical Investigation prepared by Earth Systems Pacific (dated October 2014) would reduce the geotechnical impacts to a less than significant level. Such measures include:

- A grading permit will be required. Include a table on the site plan showing the quantities of cut and fill.
- The plan set must include a grading and drainage plan prepared by a licensed professional that includes existing and proposed spot elevations and drainage flow arrows to demonstrate proper drainage of the site. Adjacent grades must slope away from the house a minimum of 2%. Downspouts and splash-blocks should be

shown on this plan, as well as any site drainage features, such as swales, inlets and outlets.

11. INDEMNITY: 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 for 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.

12. IMPACT FEES. Prior to issuance of a building permit, a payment of Development Impact Fees shall be made.

13. NINETY (90)-DAY PROTEST PERIOD: California Government Code Section 66020 provides that a project applicant who desires to protest the fees, dedications, reservations, or other exactions imposed on a development project must initiate the protest at the time the development project is approved or conditionally approved or within ninety (90) days after the date that fees, dedications, reservations or exactions are imposed on the Project. Additionally, procedural requirements for protesting these development fees, dedications, reservations and exactions are set forth in Government Code Section 66020. IF YOU FAIL TO INITIATE A PROTEST WITHIN THE 90-DAY PERIOD OR FOLLOW THE PROTEST PROCEDURES DESCRIBED IN GOVERNMENT CODE SECTION 66020, YOU WILL BE BARRED FROM CHALLENGING THE VALIDITY OR REASONABLENESS OF THE FEES, DEDICATIONS, RESERVATIONS, AND EXACTIONS.

If these requirements constitute fees, **taxes, assessments,** dedications, reservations, or other exactions as specified in Government Code Sections 66020(a) **or 66021**, this is to provide notification that, as of the date of this notice, the 90-day period has begun in which you may protest these requirements.

Public Works

14. WET SEASON WORK: Grading and excavation in the hillside areas is strictly controlled by Public Works during the wet season (October 1 through April 15) to prevent storm water pollution and erosion.

The following comments are provided to assist the applicant at the Building Permit plan submittal phase. You can obtain various plan set details, forms and guidelines from Public Works Engineering at CPA Development Services (285 Hamilton Avenue) or on the City of Palo Alto website (Search: *Public Works-Permits-Forms & Permits*). Include in plan submittal for Building Permit:

15. GRADING & EXCAVATION PERMIT: An application for a *Grading & Excavation Permit* shall be submitted to Public Works at the Development Center when submitting plans and applying for a Building Permit. The application and guidelines are available at the Development Center and on the City (Public Works) website.

16. MASTER WORK SCHEDULE: Prior to issuance of *Grading & Excavation Permit*, the applicant shall submit a *Master Work Schedule* to Public Works Engineering. The schedule must show the proposed grading schedule, and reflect associated site conditions.

17. WINTERIZATION PLAN: *Winterization Plan* shall be submitted to Public Works Engineering as required, to address all work areas that have not been stabilized prior to onset of the wet season (10/1-4/15).

18. GRADING & DRAINAGE PLAN: The plan set must include a *Grading & Drainage Plan* prepared by a licensed professional that includes existing and proposed spot elevations and drainage flow arrows to demonstrate proper drainage of the site. Adjacent grades must slope away from the house a minimum of 2%. Downspouts and splash blocks should be shown on this plan, as well as any site drainage features such as swales. Grading will not be allowed that increases drainage onto, or impedes existing drainage from, neighboring properties. Public Works generally does not allow rainwater to be collected and discharged into the street gutter, but encourages the developer to keep rainwater onsite as much as feasible by directing runoff to pervious areas on the site. See the *Grading & Drainage Plan Guidelines for Residential Developments* on the City (Public Works) website.

19. STORM WATER POLLUTION PREVENTION: The full sized "*Pollution Prevention - It's Part of the Plan*" sheet shall be included in the plan set. This sheet may be downloaded from the City (Public Works) website.

20. WORK IN THE RIGHT-OF-WAY: The plans must clearly indicate any work that is proposed in the public right-of-way. That includes sidewalk replacement, driveway approach, and utility lateral installation. The plans shall reflect that the Contractor performing this work must first obtain a *Permit for Construction in the Public Street* (Street Work Permit) from Public Works at the Development Center.

21. IMPERVIOUS SURFACE AREA: The proposed project will be creating or replacing 500 square feet or more of impervious surface. Accordingly, the applicant shall provide calculations of the existing and proposed impervious surface areas with the building permit application. The *Impervious Area Worksheet for Land Developments* form and instructions are available at the Development Center or on the City (Public Works) website.

Urban Forestry

DISCRETIONARY CONDITIONS

22. In order to adaptively screen direct views of the structures from Los Trancos Rd, that the 'planting plan' be potentially expanded to include the area from the road to the creek, to an agreeable as-needed resolution determined by PW Urban Forestry staff and the applicants environmental consultants. Planting will, of course, respect the riparian setback with restricted plants (Buckeye man-made part, the bridge, Los Trancos creek).

23. For all disturbed and targeted re-vegetated areas, application of the CPA Approved, Los Trancos Road (watershed) Hydroseed Mix*** shall be exclusively utilized and included on building permit plan set submittal. Separate 30, 60 & 90 day monitoring inspection coverage reports shall be reported to designated City staff, and shall be subject to reapplication at the discretion of staff and the applicants environmental consultant.

24. For the fill soil area off the main road, it is critical for the civil engineer to incorporate CPA approved Engineered Soil Mix* (ESM) on top of Biaxial Geogrid** (Tensar cut sheet available) to preserve and reduce impact to existing oak and native tree roots immediately adjacent to the new road intersection. This material information shall be included in full to the building permit plan submittal.

25. Tree Protection Zone of underlying roots. The temporary access road and the permanent new road shall utilize the Geogrid at earliest phase, prior to mid-road utility trenching, to maintain a reduced compaction effect to adjacent tree roots. Grading and Utility plan Notes shall specifically highlight this issue with project arborist input for exact phasing, supervision and verification.

26. Other Ministerial conditions for certain notes to be put on specific sheets will also apply (below), subject to change during review.

PRIOR TO DEMOLITION, BUILDING OR GRADING PERMIT ISSUANCE

27. BUILDING PERMIT SUBMITTAL- PROJECT ARBORIST CERTIFICATION LETTER. Prior to submittal for staff review, attach a Project Arborist Certification Letter that he/she has; (a) reviewed the entire building permit plan set submittal and, (b)* verified all his/her updated TPR mitigation measures and changes are incorporated in the plan set, (c) affirm that ongoing Contractor/Project Arborist site monitoring inspections and reporting have been arranged with the contractor or owner (see Sheet T-1) and, (d) understands that design revisions (site or plan changes) within a TPZ will be routed to Project Arborist/Contractor for review prior to approval from

City. * (b-above) Other information. The Building Permit submittal set shall be accompanied by the project site arborist's typed certification letter that the plans have incorporated said design changes for consistency with City Standards, Regulations and the following information:

- a. Applicant/project arborist's final revised Tree Protection Report (TPR) with said design changes and corresponding mitigation measures. (e.g.: if Pier/grade beam=soils report w/ specs required by Bldg. Div.; if Standard foundation= mitigation for linear 24" cut to all roots in proximity)
- b. Palo Alto Tree Technical Manual Construction Standards, Section 2.00 and PAMC 8.10.080.
- c. Specialty items. Itemized list of any activity impact--quantified and mitigated, in the Tree Protection Zone (TPZ) for each tree.
- d. Sudden Oak Death protocols. The tree protection report and project site arborist shall determine
 - i.(a) whether or not it is feasible to remove any bay laurel (*Umbellularia californica*) within 10-feet of any oak (*Quercus* sp) and,
 - ii.(b) to evaluate with the land owner the benefits of proactive Agrifos treatments on oaks to prevent SOD infection.
- e. Oaks, if present. That landscape and irrigation plans are consistent with CPA Tree Technical Manual, Section 5.45 and Appendix L, Landscaping under Native Oaks and PAMC 18.40.130.

28. BUILDING PERMIT/REVISIONS--COVER LETTER. Please provide a separate cover letter with Correction List along with the revised drawings when resubmitting. Cite the most significant tree impact notations and indicate the sheet number and/or detail where the correction has been made and provide: 1) corresponding revision number and 2) bubble or highlights for easy reference. Responses such as "see plans or report" or "plans comply" are not acceptable. Your response should be clear and complete to assist the re-check and approval process for your project.

29. SITE PLAN REQUIREMENTS. The final Plans submitted for building permit shall include the following information and notes on the relevant plan sheets:

- a. SHEET T-1, BUILDING PERMIT. The building permit plan set will include the City's full-sized, Sheet T-1 ([Tree Protection-it's Part of the Plan!](http://www.cityofpaloalto.org/civicax/filebank/documents/31783)), available on the Development Center website at <http://www.cityofpaloalto.org/civicax/filebank/documents/31783>. The Applicant shall **complete and sign the Tree Disclosure Statement** and recognize the Project Arborist

Tree Activity Inspection Schedule. Monthly reporting to Urban Forestry/Contractor is mandatory. (Insp. #1: applies to all projects; with tree preservation report: Insp. #2-6 applies; with landscape plan: Insp. #7 applies.)

- b. The Tree Preservation Report (TPR). All sheets of the Applicant's TPR approved by the City, 805 Los Trancos Road, October 28, 2014 by McClenahan Consulting, LLC, shall be printed on numbered Sheet T-1 (T-2, T-3, etc) and added to the sheet index.

30. PROTECTIVE TREE FENCES. The Plan Set (esp. site, demolition, grading, foundation, irrigation, tree disposition, utility, etc.) must delineate/show Type I or Type II fencing around all Regulated Trees, as a bold dashed line enclosing the Tree Protection Zone as shown on Standard Dwg. #605, Sheet T-1, and the City Tree Technical Manual, Section 6.35-Site Plans; **and Project Arborist's direction for each tree enclosing the Tree Protection Zone.**

31. SITE PLAN REQUIREMENTS. The Site Plans must show Type I or Type II fencing around the Street Trees a bold dashed line enclosing the Tree Protection Zone as shown on Standard Dwg. #605, Sheet T-1, and the City Tree Technical Manual, Section 6.35-Site Plans; and/or Project Arborist direction for each tree. Plans with Public Trees shall show (a) full extension of Type II street tree fencing to enclose the entire planter strip or, (b) Type I protection to the outer branch dripline for rolled curb & sidewalk or no-sidewalk situations.

- c. Add Site Plan Notes.

- i. Note #1. Apply to the site plan stating, "All tree protection and inspection schedule measures, design recommendations, watering and construction scheduling shall be implemented in full by owner and contractor, as stated in the Tree Protection Report on Sheet T-1 and the approved plans".
- ii. Note #2. All civil plans, grading plans, irrigation plans, site plans and utility plans and relevant sheets shall add a note applying to the trees to be protected, including neighboring trees stating: "Regulated Tree--before working in this area contact the Project Site Arborist at (650) 326-8781";
- iii. Note #3. "Basement or foundation plan. Soils Report and Excavation for basement construction within the TPZ of a protected tree shall specify a vertical cut (stitch piers may be necessary) in order to avoid over-excavating into the tree root zone. Any variance from this procedure requires

Urban Forestry approval, please call (650) 496-5953."

- iv. Note #4. Utility plan sheets shall include the following note: "Utility trenching shall not occur within the TPZ of the protected tree. Contractor shall obtain a Public Tree Permit from Urban Forestry (650-496-5953) for any work on Public Trees".

32. LANDSCAPE PLANS

- a. Include all changes recommended from civil engineer, architect and staff, including planting specifications if called for by the project arborist,
- b. Plans shall clearly note hydroseeding of all areas not formally planted to within 10' top of bank, Los Trancos Creek, within 4' of Buckeye Creek, in the fall season. See separate condition below.
- c. Provide a detailed landscape and irrigation plan encompassing on-and off-site plantable areas out to the curb as approved by the Architectural Review Board. A Landscape Water Use statement, water use calculations and a statement of design intent shall be submitted for the project. A licensed landscape architect and qualified irrigation consultant will prepare these plans, to include:
 - i. All existing trees identified both to be retained and removed including street trees.
 - ii. Complete plant list indicating tree and plant species, quantity, size, and locations.
 - iii. Irrigation schedule and plan.
 - iv. Fence locations.
 - v. Lighting plan with photometric data.
 - vi. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.
 - vii. All new trees planted within the public right-of-way shall be installed per Public Works (PW) Standard Planting Diagram #603 or 604 (include on plans), and shall have a tree pit dug at least twice the diameter of the root ball.
 - viii. Landscape plan shall include planting preparation details for trees specifying digging the soil to at least 30-inches deep, backfilled with a quality topsoil and dressing with 2-inches of wood or bark mulch on top of the root ball keeping clear of the trunk by 1-inch.
 - ix. Automatic irrigation shall be provided to all trees. For trees, Standard Dwg. #513 shall be included on the irrigation plans and show two

bubbler heads mounted on flexible tubing placed at the edge of the root ball. Bubblers shall not be mounted inside an aeration tube. The tree irrigation system shall be connected to a separate valve from other shrubbery and ground cover, pursuant to the City's Landscape Water Efficiency Standards. Irrigation in the right-of-way requires a street work permit per CPA Public Works standards.

- x. Landscape Plan shall ensure the backflow device is adequately obscured with the appropriate screening to minimize visibility (planted shrubbery is preferred, painted dark green, decorative boulder covering acceptable; wire cages are discouraged).
- d. Add Planting notes to include the following mandatory criteria:
- i. Prior to any planting, all plantable areas shall be tilled to 12" depth, and all construction rubble and stones over 1" or larger shall be removed from the site.
 - ii. Note a turf-free zone around trees 36" diameter (18" radius) for best tree performance.
- e. Add note for Mandatory Landscape Architect (LA) Inspections and Verification to the City. The LA of record shall verify the performance measurements are achieved with a separate letters of verification to City Planning staff, in addition to owner's representative for each of the following:
- i. All the above landscape plan and tree requirements are in the Building Permit set of plans.
 - ii. Percolation & drainage checks have been performed and are acceptable.
 - iii. Fine grading inspection of all plantable areas has been personally inspected for tilling depth, rubble removal, soil test amendments are mixed and irrigation trenching will not cut through any tree roots.
 - iv. Tree and Shrub Planting Specifications, including delivered stock, meets Standards in the CPA Tree Technical Manual, Section 3.30-3.50. Girdling roots and previously topped trees are subject to rejection.

33. TREE PROTECTION VERIFICATION. Prior to demolition, grading or building permit issuance, a written verification from the contractor that the required protective fencing is in place shall be submitted to the Building Inspections Division. The fencing shall

contain required warning sign and remain in place until final inspection of the project.

34. GRASSLAND HYDROSEED MIX. All disturbed areas of the site shall be applied with CPA approved Hydroseed mix by November 27 preceding winter season rains. Unless otherwise specified, CPA Hydroseed Mix Specifications for Los Trancos Watershed shall be utilized from Planning Department Staff.

35. SUDDEN OAK DEATH (Best Management Practices). To deter the potential spread of sudden oak death disease in Palo Alto, the City requires that all contractor activities and delivery vehicles perform the work according to the county quarantine restrictions in the attached Sudden Oak Death Best Management Practices. Violation is subject to penalty and/or prosecution.
<http://www.cityofpaloalto.org/environment/default.asp>

DURING CONSTRUCTION

36. EXCAVATION RESTRICTIONS APPLY (TTM, Sec. 2.20 C & D). Any approved grading, digging or trenching beneath a tree canopy shall be performed using 'air-spade' method as a preference, with manual hand shovel as a backup. For utility trenching, including sewer line, roots exposed with diameter of 1.5 inches and greater shall remain intact and not be damaged. If directional boring method is used to tunnel beneath roots, then Table 2-1, Trenching and Tunneling Distance, shall be printed on the final plans to be implemented by Contractor.

37. PLAN CHANGES. Revisions and/or **changes to plans before or during construction** shall be reviewed and responded to by the (a) project site arborist, John McClenahan (650) 326-8781, or (b) landscape architect with written letter of acceptance before submitting the revision to the Building Department for review by Planning, PW or Urban Forestry.

38. TREE PROTECTION COMPLIANCE. The owner and contractor shall implement all protection and inspection schedule measures, design recommendations and construction scheduling as stated in the TPR, and is subject to code compliance action pursuant to PAMC 8.10.080. The required protective fencing shall remain in place until final landscaping and inspection of the project. Project arborist approval must be obtained and documented in the monthly activity report sent to the City. A mandatory Monthly Tree Activity Report shall be sent monthly to the City (pwps@cityofpaloalto.org) beginning with the initial verification approval, using the template in the Tree Technical Manual, Addendum 11.

39. TREE DAMAGE. Tree Damage, Injury Mitigation and Inspections apply to Contractor. Reporting, injury mitigation measures and arborist inspection schedule (1-5) apply pursuant to

TTM, Section 2.20-2.30. Contractor shall be responsible for the repair or replacement of any publicly owned or protected trees that are damaged during the course of construction, pursuant to Title 8 of the Palo Alto Municipal Code, and city Tree Technical Manual, Section 2.25.

40. GENERAL. The following general tree preservation measures apply to all trees to be retained: No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground under and around the tree canopy area shall not be altered. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

PRIOR TO OCCUPANCY

41. URBAN FORESTRY DIGITAL FILE & INSPECTION. The applicant or architect shall provide a digital file of the landscape plan, including new off-site trees in the publicly owned right-of-way. A USB Flash Drive, with CAD or other files that show species, size and exact scaled location of each tree on public property, shall be delivered to Urban Forestry at a tree and landscape inspection scheduled by Urban Forestry (650-496-5953).

42. LANDSCAPE INSPECTION LETTER. The Planning Department shall be in receipt of a verification letter that the Landscape Architect has inspected all trees, shrubs, planting and irrigation and that they are installed and functioning as specified in the approved plans.

43. PROJECT ARBORIST INSPECTION LETTER. The contractor shall call for a final inspection by the Project Arborist to evaluate all trees to be retained and protected, as indicated in the approved plans, of the activity, health, welfare, mitigation remedies for injuries, if any, and for the long term care of the trees for the new owner. The final project arborist letter report shall be provided to the Planning Department prior to written request for temporary or final occupancy. The final report may be used to navigate any outstanding issues, concerns or security guarantee return process, when applicable.

44. PLANNING INSPECTION. Prior to final sign off, contractor or owner shall contact the city planner (650-329-2441) to inspect and verify Special Conditions relating to the conditions for structures, fixtures, colors and site plan accessories.

POST CONSTRUCTION

45. MAINTENANCE. All landscape and trees shall be maintained, watered, fertilized, and pruned according to Best Management Practices-Pruning (ANSI A300-2001 or current version) and the City Tree Technical Manual, Section 5.00. Any vegetation that

dies shall be replaced or failed automatic irrigation repaired by the current property owner within 30 days of discovery.

Fire Department

46. Bridge shall meet weight bearing and durability requirements previously discussed between Fire Department and applicant.

47. Exterior and roof shall meet ignition resistance standards found in Chapter 7A of the 2103 Cal. Bldg. Code.

48. An approved fire-resistant landscape plan shall be implemented including a 30 foot fuel exclusion zone and a 100 foot fuel modification zone surrounding the home.

49. The hydrant shall be connected to a water supply capable of delivering 1,500 gallons per minute for not less than two (2) hours.

50. Fire sprinklers will be required for the project. A separate submittal to the Fire Department is required for installation.

Green Building

51. RESIDENTIAL REQUIREMENTS. For design and construction of residential projects, the City requires use of the Build It Green (BIG), Green Point Rated (GPR) program to comply with the mandatory measures of Chapter 4.(Ord. 5220 § 1 (part), 2013). All requirements shall be met using compliance measures within the Building Department.

- The project is a new construction residential building and therefore must achieve Build It Green, Green Point Rated verification and achieve 70 points + 1 point per additional 70 square feet over 2500 square feet. The project must hire a Green Point Rater. The applicant has indicated a list of sustainability goals.
- The project contains a landscape area greater than 5,000 square feet and therefore must claim a minimum of 15 points in water efficiency from the Landscape section of the BIG GPR or show compliance with the Model Water Efficient Landscape Ordinance. PAMC 16.14.120 (Ord. 5220 § 1 (part), 2013)
- The project must meet the enhanced construction waste reduction at tier 2 (75% construction waste reduction). Applicant has

noted a goal of 85%. PAMC 16.14.160 (Ord. 5220 § 1 (part), 2013)

- The project is a new detached single-family dwelling and therefore shall comply with the following requirements for electric vehicle supply equipment (EVSE):
 - (a) The property owner shall provide as minimum a panel capable to accommodate a dedicated branch circuit and service capacity to install at least a 208/240V, 50 amperes grounded AC outlet (Level 2 EVSE). The raceway shall terminate in close proximity to the proposed location of the charging system into a listed cabinet, box, enclosure, or receptacle. The raceway shall be installed so that minimal removal of materials is necessary to complete the final installation. The raceway shall have capacity to accommodate a 100-ampere circuit.
 - (b) Design. The proposed location of a charging station may be internal or external to the dwelling, and shall be in close proximity to an on-site parking space. The proposed design must comply with all applicable design guidelines, setbacks and other code requirements. PAMC 5263 (Ord. 5228 § 2, 2014).

SECTION 7. 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.

PASSED:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

ATTEST:

APPROVED:

City Clerk

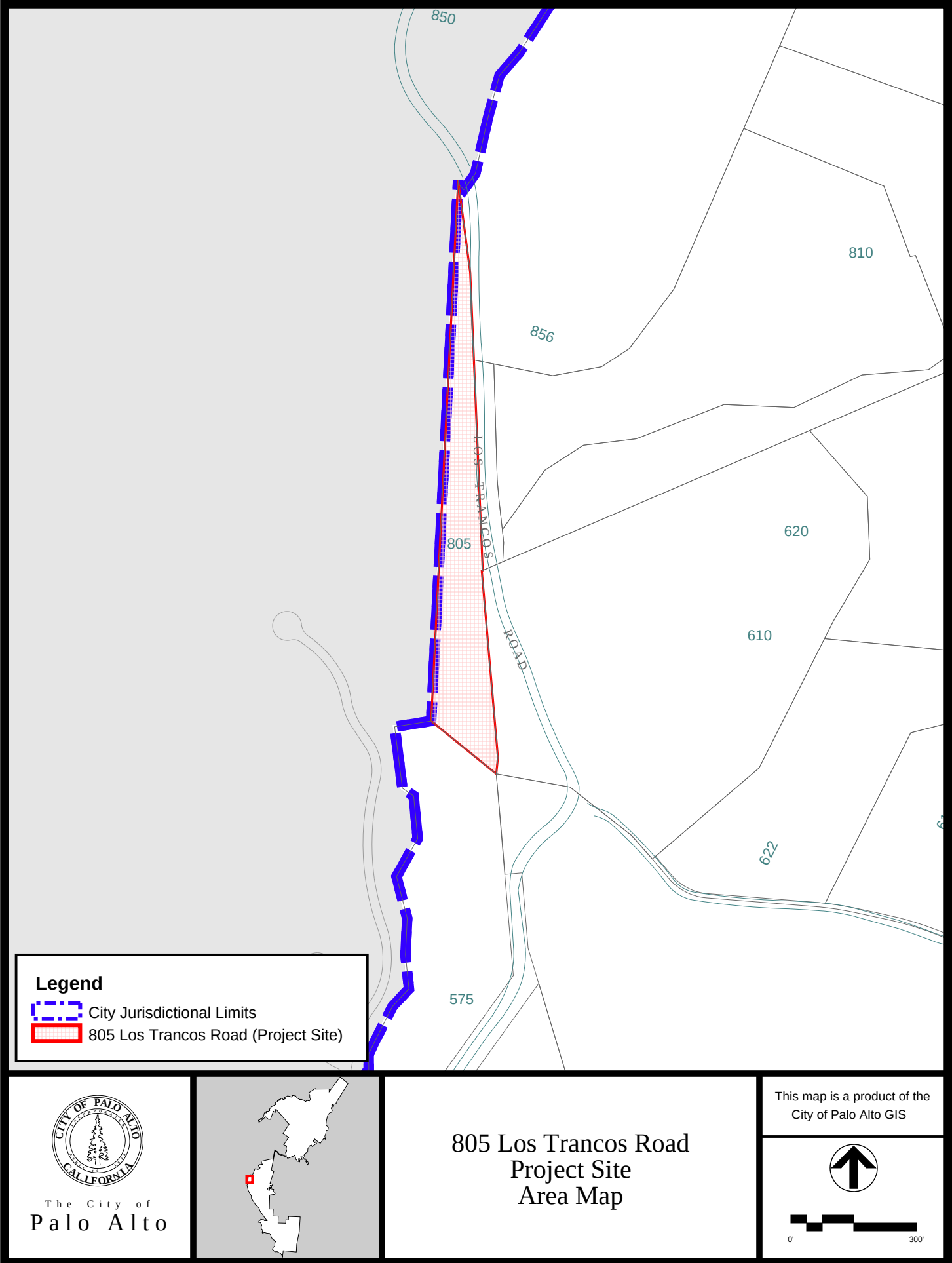
Director of Planning and
Community Environment

APPROVED AS TO FORM:

Senior Asst. City Attorney

PLANS AND DRAWINGS REFERENCED:

1. Those plans prepared by EID Architects entitled "805 Los Trancos Road", consisting of 38 pages, dated December 10, 2014, and received on December 16, 2014.



ATTACHMENT C
ZONING COMPARISON TABLES
805 Los Trancos Road
14PLN-00425

Table 1: COMPARISON WITH CHAPTER 18.28 (OS DISTRICT)			
Regulation	Proposed	Existing	OS (Open Space)
Minimum Site Area	3.5 acres	3.5 acres (154,479 sf)	10 acres
Min. Front Setback	30 feet	vacant	30 feet
Rear Yard Setback	50 feet +*	vacant	30 feet
Min. Side Setback	30 feet	vacant	30 feet
Max. Total Floor Area Ratio	4.73% (7,301 sf)	vacant	4.73% (7,307 sf)
Max. Impervious Coverage	4.73% (7,301 sf)	vacant	4.73% (7,307 sf)
Max. Building Height	15 feet (excluding chimney)	vacant	25 feet (to the average height of the highest gable or hipped roof)

*Minimum 50 feet from top of bank of Los Trancos Creek.

Table 2: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading)			
Use	Required	Proposed	Conformance
Single Family	4 spaces, with at least one covered space	5 spaces, including 3 covered spaces	Conforming

ATTACHMENT D

APPLICABLE COMPREHENSIVE PLAN POLICIES

805 Los Trancos Road

14PLN-00425

<i>Land Use and Community Design Element</i>	
POLICY L-1: Continue current City policy limiting future urban development to currently developed lands within the urban service area. The boundary of the urban service area is otherwise known as the urban growth boundary. Retain undeveloped land west of Foothill Expressway and Junipero Serra as open space, with allowances made for very low-intensity development consistent with the open space character of the area. Retain undeveloped Baylands northeast of Highway 101 as open space.	The project site is located southwest of the Highway 280 and east of Alpine Road, within the Open Space district. The Palo Alto Comprehensive Plan land use designation for the project site is Open Space/Controlled Development. Single-family residential uses are permitted within this district. The structures would be designed to minimize the impact on the open space by minimizing the amount of impervious surfaces, by designing low-profile buildings and by the use of materials and colors that are compatible with the environment.
POLICY L-5: Maintain the scale and character of the City. Avoid land uses that are overwhelming and unacceptable due to their size and scale.	The project proposal would be compatible with other structures in the area and does not detract from the natural character of the site. Although the project would bring development to an essentially undeveloped site, the residential structure, and other proposed improvements would result in minimal impacts to neighboring properties.
POLICY L-60: Protect Palo Alto's archaeological resources.	Palo Alto is known to contain widely dispersed prehistoric sites with shell-ridden components, including human burials and a variety of artifacts. Therefore, cessation of all grading and construction activities is required, if any archaeological or human remains are encountered. At that time, retention of a qualified archaeologist to address the find in the field, notification of the Santa Clara County Medical Examiner's office, and if native American remains are discovered, evaluation of the finds by a Native American descendent shall be required. The Native American descendent, appointed by the Native American Heritage Commission of the State of California, would provide implementation of additional mitigation measures.

POLICY L-69: Preserve the scenic qualities of Palo Alto roads and trails for motorists, cyclists, pedestrians, and equestrians.	Although the project would bring development to an essentially undeveloped site, the project would not seriously impede views of the foothills to users of Los Trancos Road or Alpine Road due to its low profile.
POLICY N-7: All development in the foothill portion of the Planning Area (i.e., above Junipero Serra Boulevard) should be consistent with the following criteria:	
1. <i>The development should not be visually intrusive from public roadways and public parklands. As much as possible, development should be sited so it is hidden from view.</i>	The proposed construction would be obscured from Los Trancos or Alpine Roads and surrounding properties. The low profile building and a site plan that follows existing natural topography minimizes the impact of the development from off-site views. Natural vegetation and existing mature trees will be maintained, which will allow the new development to blend in with the immediate environment and be screened from Los Trancos Road. The use of earth tone colors and natural building materials would also minimize the visual impact of the development.
2. <i>Development should be located away from hilltops and designed to not extend above the nearest ridgeline.</i>	The footprint of the proposed residence is not located on a hilltop and will not extend above the nearest ridgeline.
3. <i>Site and structure design should take into consideration impacts on privacy and views of neighboring properties.</i>	The topography of the site and extensive vegetation will mitigate views of the proposed structures from adjacent properties.
4. <i>Development should be clustered, or closely grouped, in relation to the area surrounding it to make it less conspicuous, minimize access roads, and reduce fragmentation of natural habitats.</i>	The mass of the structures is set on the level portion of the site, which is located lower than Los Trancos Road and setback from Los Trancos Creek. The site improvements are generally clustered together. The design of the driveway uses the same location as the existing access driveway to the site. The width and design of the driveway would minimize grading and reduce impacts on existing trees. The use of a bridge over Buckeye Creek will reduce impacts on the creek.
5. <i>Built forms and landscape forms should mimic the natural topography. Building lines should follow the lines of the terrain, and trees and bushes should appear natural from a distance.</i>	The building footprint, landscaping and patio areas, which roughly follow the existing slope, are responsive to the natural topography and Los Trancos Creek. The project would maintain all of the existing protected trees, thereby reducing the disturbance to the site.

6. Existing trees with a circumference of 37.5 inches, measured 4.5 feet above the ground level, should be preserved and integrated into the site design. Existing vegetation should be retained as much as possible.	The Arborist Report and construction plans have been evaluated by the City's Planning Arborist, who has agreed that sufficient tree protection measures have been included in the project to ensure the retention of all protected trees.
7. Cut is encouraged when it is necessary for geotechnical stability and to enable the development to blend into the natural topography. Fill is generally discouraged and should never be distributed within the driplines of existing trees. Locate development to minimize the need for grading.	The project proposes grading that includes both cut and fill. The net amount of cut (export) proposed is 180 cubic yards. The cuts proposed for the basement are encouraged, because they enable development to blend into the natural topography. Grading will avoid identified tree protection areas.
8. To reduce the need for cut and fill and to reduce potential runoff, large, flat expanses of impervious surfaces should be avoided.	Impervious surfaces have been minimized, limited to the building footprint, retaining walls and small areas of the patio, the swimming pool/spa and landscaped areas. Impervious surfaces would be below 4.73% of the site area that is the maximum allowed.
9. Buildings should use natural materials and earhttone or subdued colors.	Natural building materials in earth tones are proposed. All proposed building materials are natural in appearance. The exterior walls include a variety of treatment including reclaimed barn wood, and smooth finish stucco. The flat roof is an oxford-gray color membrane material. Fenestration adds opacity to the house and the overall color palette includes warm and natural colors that blend into the surrounding hills and vegetation. These earth tone colors that will blend with the surroundings.
10. Landscaping should be native species that require little or no irrigation. Immediately adjacent to structures, fire retardant plants should be used as a fire prevention technique.	The landscape plan was designed to fit seamlessly with the existing natural areas of the site. Plant materials would be selected for water conservation and low-maintenance characteristics. Special consideration is placed on the preservation of the existing oak trees present onsite.
11. Exterior lighting should be low-intensity and shielded from view so it is not directly visible from off-site.	The proposed residence would create additional light and glare. While it is anticipated that window coverings would minimize light spill from the interior rooms to the outside at night, recommended conditions of approval would require any exterior lighting to be directed down to avoid any impact upon surrounding property and open space lands.

<i>12. Access roads should be of a rural rather than urban character. (Standard curb, gutter, and concrete sidewalk are usually inconsistent with the foothills environment).</i>	The existing access way to the site will be modified to current standards, however, the driveway is proposed to be composed of gravel for maximum permeable capabilities. The driveway will cross Buckeye Creek with a bridge to reduce impacts to the creek. The design of the bridge will include rustic characteristics that blend with the surroundings and the proposed architecture of the residence.
<i>13. For development in unincorporated areas, ground coverage should be in general conformance with Palo Alto's Open Space District regulations.</i>	The project is within the City limits and meets the O-S (Open Space) District zoning regulations.



412 Olive Ave.,
Palo Alto, CA 94306
650.793.2856 office
stuart@EIDarchitects.com

October 30, 2014

To: **Elena Lee, Senior Planner**
Elena.Lee@CityofPaloAlto.org
(650) 329-0318

City of Palo Alto
Department of Planning and Community Environment
Fifth Floor
Palo Alto City Hall
250 Hamilton Avenue
Palo Alto, CA 94301

RECEIVED

OCT 30 2014

Department of Planning &
Community Environment

Re: Private Residence
805 Los Trancos Road
Letter of Application (Site & Design Review)

Dear Planning Department,
Below please find the project information as it relates to 805 Los Trancos Road.

- **Zoning** – OS (Open Space)
- **Lot Size** – 154,479 SF / 3.54635 acres
- **APN #** – 182-36-022

- **Main Floor Area** – 4,829 SF
- **Garage** – 860 SF
- **TOTAL** – 5,689 SF

- **Pool coping** – 182 SF
- **Terrace, walkways** – 2,338 SF x (60% impervious) = 1,403 SF
- **Driveway** – Gravel (n/a)

- **Total Impervious** – 7,274 SF (7,307 SF allowed)

Project Description

Located at a 3.5 acre parcel in the OS district, this new home is meeting City of Palo Alto Open Space Development criteria. Section 18.28.070 (o) of Palo Alto Municipal Code is providing Open Space Development Criteria. We've carefully analyzed the applicable zoning regulations and designed our proposed home to comply in an environmentally sensitive, sustainable, near-zero energy manner along the following city guidelines:

- 1) The development should not be visually intrusive from public roadways and public parklands. As much as possible, development should be seated so it is hidden from view:

Previously approved and still valid at this parcel is Approval #2010-6; Site&Design #04IPT-2217, for a two-story house totaling 11,184 sqft habitable area, and various site modifications.

Currently the owner is proposing a much reduced single-story, single family home totaling 4,829 sqft. of habitable area, nearly two thirds smaller than the previously approved design. The new home is planned to be located in the middle of the property and screened from Los Trancos Road to the north and east, and from Los Trancos Creek to the west, by a thick grove of existing Redwood, Oak, Olive, Bay, Buckeye, and Maple trees. The existing Oaks and new Redwoods to the south will offer a generous arbor screen along the south. We are proposing to preserve all trees on site except for those recommended by the arborist report to be relocated or one of six unhealthy or dead trees recommended by the arborist report to be removed. The development is not visually intrusive from public areas. It is hidden by large groups of existing redwoods and other vegetation.

- 2) Development should be located away from hilltop and deigned to not extend above the nearest ridge line. *The home is designed to hug the very gently sloped flat area of the lot, and is well below any surrounding ridge lines. The home site is also not in a flood plain per FEMA maps.*
- 3) Site and structure design should take into consideration impacts on privacy and views of neighboring properties. *Site and Structure design is not impacting neighboring properties as it is a low level one-story structure nestled into the meadow-like bottom of a meandering valley. Adjacent property structures are located far away, further screened by additional tree clusters and hilly terrain such that there is no impact on privacy and views. Exterior lighting fixtures will be night sky compliant, energy efficient, low lighting level type.*
- 4) Development should be clustered, or closely grouped, in relation to the area surrounding it to make it less conspicuous, minimize access roads, and reduce fragmentation of natural habitats. *The building form is low, closely grouped, one-story, subordinate to the surrounding environment and site proportions. Chosen design style is simple and quiet. Proposed materials and colors draw from the beauty of this natural environment. Site design proposes an understated, minimal access road on one side only and minimizes undesirable site fragmentation by allowing the home to be filtered by the site which meanders in and out of the built form via gardens, courts, and breezeways. The proposed floor plan is thus grouped into a centralized portion of the site allowing the natural landform to flow undisturbed. Functional aspects of the home are connected by transparent corridors to emphasize connectivity with the site and surrounding natural habitat.*
- 5) Build forms and landscape forms should mimic the natural topography. Building lines should follow the lines of terrain, and trees and bushes should appear natural from a distance. *Elongated building lines reflect simplicity of the surrounding nature. They follow natural terrain. The home will be constructed at existing median grade, which is essentially flat. General landscaping style calls for maintaining the majority of existing trees and natural landscape. Trees surround the home and a small forest shall be maintained in the foreground northern portion of the site. Selection of plants, materials, forms, building scale and overall*

design philosophy are to remain natural and organic, complementing the natural style of this property.

- 6) Existing trees with a circumference of 37,5 inches, measured 4.5 feet above the ground level, should be preserved and integrated into the site design. Existing vegetation should be retained as much as possible. **The existing trees were carefully analyzed. Mature olives and oaks are beautiful and they add quality to this design so it is Californian, classic and timeless. The vast majority of the trees on the site will be preserved. The project includes removal and relocation of a few trees per submitted Arborist Report and Tree Survey. Tree Protection Details can be reviewed on L3 and L4.**
- 7) Cut is encouraged when it is necessary for geotechnical stability and to enable the development to blend into the natural topography. Fill is generally discouraged and should never be disturbed within the driplines of existing trees. Locate development to minimize the need for grading. **Proposed project is located on a relatively flat meadow (with approximately 3% slope down from Los Trancos Road towards Los Trancos Creek). Cut and Fill will be reduced to minimum per Civil Engineering drawings. No fill is proposed within the driplines of trees.**
- 8) To reduce the need for cut and fill and to reduce potential runoff, large, flat expanses of impervious surfaces should be avoided. **There are no large expansive areas of impervious surface proposed with this project. Impervious surface will be mainly used for the building concrete foundation. Permeable surfaces are proposed for the driveway, and terraces are minimal and woven into landscaped and pervious surfaces.**
- 9) Buildings should use natural materials and earth tone or subdued colors. **Building colors and materials are quiet. Naturally aged, reused barnwood, and troweled stucco wall surfaces with integral driftwood colors is complementing earth tones of the surrounding site.**
- 10) Landscaping should be native species that require little or no irrigation. Immediately adjacent to structures, fire retardant plants should be used as a fire prevention technique. **Landscape is generally native, and definitely drought tolerant. Irrigation (if any) and future landscape will be updated as project develops. Most areas of the existing vegetation are to remain natural. Current landscaping Planting Plan and Hydrozone Summary can be seen on L2..**
- 11) Exterior lighting should be low-intensity and shielded from view so it is not directly visible from off-site. **Exterior lighting fixtures, including pool/spa lighting will be night sky compliant, energy efficient, low lighting level type, and will be installed frugally. (Please re: attached light fixture cutsheets).**
- 12) Access roads should be of a rural rather than urban character. (Standard curb, gutter, and concrete sidewalk are usually inconsistent with the foothills environment.) **The proposed driveway consists of decomposed granite and no curb, sidewalk, or gutters. Access road is per Fire Department and is to be done to improve current access at the creek. We are proposing a new culvert style bridge (previously approved under separate permit). We have met previously with Palo Alto Fire, and Mr. G. Simpkinson has approved our current driveway and emergency vehicle turnaround configuration; and, has requested that a new fire**

*hydrant be installed at the southwest corner of the new culvert bridge (re: A1.2).
Driveway configuration has natural, organic and rural character.*

Potential "Green Building" Items to be included in the project:

1) Green programming features will include:

Near-zero energy net consumption
Recycled, Re-used materials at walls, roofs, floors.
Recycling of 85% of Construction Waste
High Efficiency Heating and Cooling Systems
Passive & Mechanical Ventilation for Indoor Air Quality
Plentiful, well oriented Daylighting
Tankless or High Efficiency Water Heaters
On-Demand Hot Water Recirculation Pumps
Photovoltaic and/or Hot Water Panels on Roofs
Southerly Oriented Roofs for Solar Efficiency
Structural Insulated Panels (SIP) Roofing
Use of Fly Ash and Recycled Rebar in Concrete
Heat dissipating technologies at exterior walls
Low-E, thermally insulated Windows
Drought Tolerant, Water Efficient landscaping
15% or Better improved Energy Performance above Title-24 Energy Compliance Requirements

- 2) Structural engineer will be incorporating SIP roof panels. SIP provides high insulation value.
- 3) Heat and Cooling systems shall incorporate phasing and high efficiency.
- 4) Windows shall be double glazed using low – E for heat deflection in summer and heat retention in winter.
- 5) Wildland-urban interface (WUI) and Fire Department requirements are accommodated via code compliant construction assemblies in conjunction with automatic fire sprinklers throughout, on site water supply (swimming pool), and hard suction lines maintained on the site will be addressed in the project.
- 6) Fireplace shall be non-wood burning, energy efficient type.
- 7) The Architect will provide professional services of this under California Architect license number C-26427.

CC: Owner, Consultants

Sincerely,



STUART WEITE, AIA, LEED ap, CPHC

Principal Architect

Environmental Innovations in Design

Eco-functional Architecture

EID ARCHITECTS

412 Olive Avenue | Palo Alto | CA | 94306

dir 650.793.2856 | off 650.226.8770

stuart@EIDarchitects.com

www.EIDarchitects.com



McClenahan Consulting, LLC

Arboriculturists Since 1911

1 Arastradero Road, Portola Valley, CA 94028-8012

Telephone (650) 326-8781

Fax (650) 854-1267

www.spmcclenahan.com

October 28, 2014

Langenskiold Family Trust

Attention: Mr. Mark Conroe
1390 Market Street, Suite 112
San Francisco, CA 94102

RE: **805 Los Trancos Road**
Portola Valley, CA

Assignment

As requested, I performed a visual inspection of 55 trees to determine species, size and condition. This is a revision and amendment to my October 19, 2009 report. Appraisals were done on trees 17 through 21. Tree Protection Zones have been enlarged to conform to city of Palo Alto requirements.

Summary

This is a revision of a previously submitted arborist report to include appraised values of trees 17 through 21 (remains from 2009). Should home placement change, further review by the project arborist will be required. Trees 13, 14, 15 and 29 are recommended for removal due to condition. Trees 16, 26 and 40 are proposed for removal for the driveway. None of the trees are protected by city ordinance. Trees 8-12, 22 and 25 are proposed for relocation on site. Tree 21 fell in December of 2009, therefore its appraised value is \$0.00. The driveway already exists in a more primitive state and will require additional grading to comply with the fire code. *Tree Protection Zones (TPZs)* are defined for each tree. It is my understanding that utilities and drainage will be installed in the middle of the access road. Construction may encroach inside *TPZs* of several trees. Trees are numbered on the attached site plan.

- Tree Protection fencing will need to be installed along Los Trancos Road and along the driveway. The distances from trees will vary and should enclose as much of the drip line as possible.
- Utilities and drainage improvements should be kept outside of *TPZ's*.
- Should precise distances be required for compliance, a site meeting is required after layout of road is final.
- Project arborist should monitor grading, excavation and construction activity to occur within drip line areas of protected trees.
- Results of inspections, observations, recommendations and implementation results will be forwarded to City of Palo Alto via email.
- Susceptible oaks should be treated annually in October to prevent Sudden Oak Death.

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Page 2

Methodology

No root crown exploration, climbing or plant tissue analysis was performed as part of this survey.

In determining Tree Condition several factors have been considered which include:

Rate of growth over several seasons;
Structural decays or weaknesses;
Presence of disease or insects; and
Life expectancy.

The following guide for interpretation of Tree Condition as related to Life Expectancy is submitted for your information.

0 - 5 Years	=	Poor
5 - 10 Years	=	Poor to Fair
10 - 15 Years	=	Fair
15 - 20 Years	=	Fair to Good
20 + Years	=	Good

In determining the monetary value, **the trunk formula method** of appraisal has been adopted for trees 6 to 30" or trees greater than 30" in diameter.

The trunk formula method determines the basic value and then adjusting that value depending on the trees condition and location ratings. Basic value is the cost of replacement and the increase in value due to the larger size of the tree being appraised compared to the size of the replacement tree.

Please be advised that the Council of Tree and Landscape Appraisers representing The American Association of Nurserymen, American Society of Consulting Arborists, Landscape Contractors of America, International Society of Arboriculture and Tree Care Industry Association who have approved and adopted this method of plant valuation authored this method of plant appraisal. The Guide for Plant Appraisal 9th Edition was used to determine values of tree 17 to 21.

In determining **species** rating, factors considered include:

- climate and soil adaptability
- growth characteristics
- resistance to insects and disease
- maintenance requirements
- aesthetic values

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Page 3

In determining **condition** rating, factors considered include:

- rate of growth over several seasons
- structural decays or weaknesses
- presence of insects or disease
- life expectancy

In determining **location** rating, factors considered include:

- site
- functional and esthetic contribution
- placement

Tree Description/Observation

1: Coast live oak (*Quercus agrifolia*)

Diameter: 19.2"

Height: 35' **Spread:** 40'

Condition: Fair

Location: Cluster of 3 trees

Observation: Grows to phototropic lean. Bifurcation at 7-feet

Recommendation: Use Type I tree protection fencing. Any excavation within *TPZ* of 18-feet must be accomplished by hand digging. A qualified arborist must supervise any cutting of roots greater than 1-inch diameter.

2: Coast live oak

Diameter: 6.3"

Height: 12' **Spread:** 15'

Condition: Fair

Location: Cluster of 3 trees

Observation: Grows to phototropic lean.

Recommendation: Use Type I tree protection fencing. Any excavation within *TPZ* of 9-feet must be accomplished by hand digging. A qualified arborist must supervise any cutting of roots greater than 1-inch diameter.

3: Elderberry (*Sambucus mexicana*)

Diameter: 13.9" Multi trunk

Height: 35' **Spread:** 20'

Condition: Poor

Location: Cluster of 3 trees

Observation: Canopy exhibits dieback. Decay on main trunk visible from old limb failure. Tree 3 and 4 are multi trunk.

Recommendation: Use Type I tree protection fencing. Any excavation within *TPZ* of 12-feet must be accomplished by hand digging. A qualified arborist must supervise any cutting of roots greater than 1-inch diameter.

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Page 4

4: Elderberry

Diameter: 14.1"

Height: 20' **Spread:** 20'

Condition: Poor to Fair

Location: Cluster of 3 trees

Observation: Canopy exhibits dieback. Decay on main trunk visible from old limb failure. Tree 3 and 4 are multi trunk.

Recommendation: Use Type I tree protection fencing. Any excavation within *TPZ* of 12-feet must be accomplished by hand digging. A qualified arborist must supervise any cutting of roots greater than 1-inch diameter.

5: Coast live oak

Diameter: 17.8"

Height: 40' **Spread:** 25'

Condition: Fair to Good

Location: On plan

Observation: The *TPZ* is 10-feet.

Recommendation: Use Type I tree protection fencing. Any excavation within *TPZ* of 15-feet must be accomplished by hand digging. A qualified arborist must supervise any cutting of roots greater than 1-inch diameter.

6: Coast live oak

Diameter: 14.2"

Height: 35' **Spread:** 25'

Condition: Fair

Location: Close to home construction

Observation: Foliage is slightly sparse and stunted. Scaffold limbs exhibit narrow attachments. Root crown is buried. Any excavation within *TPZ* of 8-feet must be accomplished by hand digging. A qualified arborist must supervise the cutting of any roots greater than one inch in diameter.

Recommendation: Use Type I tree protection fencing. Any excavation within *TPZ* of 12-feet must be accomplished by hand digging. A qualified arborist must supervise any cutting of roots greater than 1-inch diameter.

7: Elderberry

Diameter: 9.3, 6.5, 7.2, 7.5" Low branching

Height: 32' **Spread:** 15'

Condition: Poor

Location: Close to home construction

Observation: Canopy exhibits extensive dieback.

Recommendation: Use Type 1 tree protection fencing.

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Page 5

8: Olive (*Olea europaea*)

Diameter: 13.6"

Height: 28' **Spread:** 18'

Condition: Fair

Location: In proposed area of construction

Observation: Foliar canopy exhibits minor dieback. Grows to a lean, stem straightens at 13-feet. Planned for relocation per landscape plan.

Recommendation: Relocate.

9: Coast live oak

Diameter: 6.2" Low branching

Height: 14' **Spread:** 12'

Condition: Fair

Location: Close to home construction

Observation: Foliage is typical of the species with minor damage from cynipid gall. Proposed for relocation.

Recommendation: Use Type 1 tree protection fencing.

10: Olive

Diameter: 28.4"

Height: 25' **Spread:** 30'

Condition: Fair

Location: In proposed area of construction

Observation: Foliar canopy exhibits minor dieback. Root flare is large approximately 6-feet in diameter. Planned for relocation per landscape plan.

Recommendation: Relocate.

11: Olive

Diameter: 26.2"

Height: 25' **Spread:** 25'

Condition: Fair

Location: In proposed area of construction

Observation: Foliar canopy exhibits a minor accumulation of deadwood. Bifurcation 4-1/2-feet creates an inherent structural defect. Root flare is approximately 5-feet. Proposed for relocation on site.

Recommendation: Relocate.

12: Olive

Diameter: 31.3"

Height: 22' **Spread:** 22'

Condition: Fair

Location: In proposed area of construction

Observation: Foliar canopy exhibits a minor accumulation of deadwood. Bifurcation 4-feet creates an inherent structural defect. Root flare is approximately 5-feet. Proposed for relocation on site.

Recommendation: Relocate.

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Page 6

13: Bay laurel (*Umbellularia californica*)

Diameter: Estimated 16.5" Low branching

Height: **Spread:**

Condition: Dead

Location: On plan

Observation: Proposed for removal.

Recommendation: Remove.

14: Arroyo willow (*Salix lasiolepis*)

Diameter: 7.7"

Height: **Spread:**

Condition: Dead

Location: On plan

Observation: Proposed for removal.

Recommendation: Remove.

15: Black walnut (*Juglans hindsii*)

Diameter: 27.5"

Height: 55' **Spread:** 45'

Condition: Poor

Location: In proposed driveway

Observation: Canopy exhibits dieback.

Recommendation: Recommend removal.

16: Bay laurel

Diameter: 13.2"

Height: 38' **Spread:** 15'

Condition: Fair

Location: In proposed driveway

Observation: Proposed for removal.

Recommendation: Proposed for removal.

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Page 7

17: Coast live oak**Diameter:** 20.6"**Height:** 40' **Spread:** 45'**Condition:** Poor to Fair**Location:** Between Road and proposed access road

Observation: Foliage is sparse and slightly stunted with a moderate accumulation of deadwood. Grows to a slight phototropic lean. Canopy overlaps with adjacent trees. Recommend removing bay trees within 30-feet of trunk. Any grading or excavation within *TPZ* of 18-feet must be accomplished by hand digging. Project arborist must supervise any cutting of roots greater than one inch in diameter.

Basic Price \$ 14,969.00*Species Classification* 90 % \$ 13,473.00*Basic Value (1805.00+13,473.00)* \$ 15,278.00*Condition Rating* 45% \$ 6,875.00*Location Rating* 66.7 % \$ 8,526.14

(Site: 65% Contribution: 70% Placement: 65% /3)

Appraised Value \$ 4,600.00**18: Coast live oak****Diameter:** 17.7"**Height:** 40' **Spread:** 30'**Condition:** Fair to Good**Location:** Near proposed access road

Observation: Foliar canopy exhibits a moderate accumulation of deadwood and overlaps with adjacent trees. Numerous smaller oaks and olives create a dense understory. Proposed road grading will impact approximately 45 percent of root environment. Any grading or excavation within *TPZ* of 15-feet must be accomplished by hand digging. Project arborist must supervise any cutting of roots greater than one inch in diameter.

Basic Price \$ 11,005.00*Species Classification* 90 % \$ 9,905.00*Basic Value (1805.00+9,905.00)* \$11,710.00*Condition Rating* 70% \$ 8,197.00*Location Rating* 66.6% \$ 5,459.00

(Site: 65% Contribution: 65% Placement: 70% /3)

Appraised Value \$ 5,500.00

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Page 8

19: Coast live oak**Diameter:** 20.4"**Height:** 45' **Spread:** 45'**Condition:** Fair**Location:** Left of proposed access entry

Observation: Foliar canopy exhibits a heavy accumulation of interior deadwood. Grows to a 45 degree lean over proposed drive. Los Trancos Road is 8-feet from trunk. Root crown is buried on uphill side. Proposed entry is 8-feet from the trunk and will impact approximately 40 percent of root environment. Any grading or excavation within *TPZ* of 18-feet must be accomplished by hand digging. Project arborist must supervise any cutting of roots greater than one inch in diameter.

Basic Price \$ 14,679.00*Species Classification* 90 % \$ 13,211.00*Basic Value (1805.00+13,211.00)* \$ 15,016.00*Condition Rating* 55% \$ 8,258.00*Location Rating* 65 % \$ 5,368.00

(Site: 65% Contribution: 70% Placement: 60% /3)

Appraised Value \$ 5,400.00**20: Coast live oak****Diameter:** 35.0"**Height:** 40' **Spread:** 45'**Condition:** Poor to Fair**Location:** Right of proposed access entry

Observation: Foliar canopy exhibits a moderate accumulation of deadwood and has been partially topped for utility line clearance. Smaller bay laurels sprouting near trunk should be removed. Los Trancos road is 6-feet from the trunk. Root crown is buried on the uphill side. Proposed entry road is 10-feet from the trunk and will impact less than 25 percent of the root environment. Any grading or excavation within *TPZ* of 30-feet must be accomplished by hand digging. Project arborist must supervise any cutting of roots greater than one inch in diameter.

Basic Price \$ 42,018.00*Species Classification* 90 % \$ 37,817.00*Basic Value (1805.00+37,817.00)* \$ 39,621.00*Condition Rating* 45% \$ 17,829.00*Location Rating* 65 % \$ 11,589.00

(Site: 65% Contribution: 70% Placement: 60% /3)

Appraised Value \$ 11,600.00

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Attention: **Mr. Mark Conroe**

Page 9

21: Coast live oak

Diameter: 58.5"

Height: 55' **Spread:** 55'

Condition: Poor

Location: Between drainage creek and proposed fence

Observation: Foliage is sparse, stunted and lacks vigor. Bifurcation at 3-feet creates an inherent structural defect. Secondary leader is more vigorous than primary leader. Low trunk exhibits decay and active infestation of western sycamore borer. Tree fell in December 2009.

Appraised Value **\$ 00.00**

22: Bay laurel

Diameter: 9.5"

Height: 25' **Spread:** 20'

Condition: Fair

Location: Driveway entry

Observation: Proposed for relocation. Leans over road. Poor candidate for relocation.

Recommendation: Remove.

23: Coast live oak

Diameter: 17.0" Multi trunk

Height: 25' **Spread:** 25'

Condition: Fair

Location: Along street

Observation: 23 and 24 are multi trunk tree.

Recommendation: Use Type I tree protection fencing. Any excavation within *TPZ* of 15-feet must be accomplished by hand digging. A qualified arborist must supervise any cutting of roots greater than 1-inch diameter.

24: Coast live oak

Diameter: 19.0" Multi trunk

Height: 40' **Spread:** 30'

Condition: Fair

Location: Along street

Observation: 23 and 24 are multi trunk tree.

Recommendation: Use Type I tree protection fencing. Any excavation within *TPZ* of 15-feet must be accomplished by hand digging. A qualified arborist must supervise any cutting of roots greater than 1-inch diameter.

25: Olive

Diameter: 11.7"

Height: 12' **Spread:** 10'

Condition: Poor

Location: Near drive

Observation: Proposed for relocation.

Recommendation: Initiate supplemental irrigation.

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Attention: **Mr. Mark Conroe**

Page 10

26: Olive

Diameter: 13.6"

Height: 18' **Spread:** 22'

Condition: Poor

Location: In driveway

Observation: Proposed for removal, in proposed driveway.

Recommendation: Initiate supplemental irrigation.

27: Olive

Diameter: 20.5"

Height: 22' **Spread:** 20'

Condition: Poor

Location: Edge of fill area

Observation: Clean deadwood. No fill within 3-feet of trunk.

Recommendation: Use Type I tree protection fencing. Any excavation within *TPZ* of 17-feet must be accomplished by hand digging. A qualified arborist must supervise any cutting of roots greater than 1-inch diameter.

28: Olive

Diameter: 18"

Height: 26' **Spread:** 18'

Condition: Poor to Fair

Location: Beyond fill area

Observation: Heavy interior deadwood. No fill within 3-feet of trunk. Type I tree protection fencing.

Recommendation: Use Type I tree protection fencing. Any excavation within *TPZ* of 15-feet must be accomplished by hand digging. A qualified arborist must supervise any cutting of roots greater than 1-inch diameter.

29: Olive

Diameter: 16.5"

Height: 22' **Spread:** 30'

Condition: Poor

Location: In potential fill area

Observation: Heavy accumulation of deadwood.

Recommendation: Remove. Does not contribute to site.

30: Olive

Diameter: Estimated 18"

Height: 30' **Spread:** 25'

Condition: Poor

Location: Adjacent to proposed access road

Observation: Heavy deadwood.

Recommendation: Use Type I tree protection fencing. The *TPZ* is 15-feet.

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Attention: **Mr. Mark Conroe**

Page 11

31: Bay laurel

Diameter: Estimated 13"

Height: 30' **Spread:** 18'

Condition: Fair

Location: Near utility pole

Observation: Larger oak near pole not impacted. The *TPZ* is 7-feet.

Recommendation: Use Type I tree protection fencing.

32: Coast live oak

Diameter: Estimated 24"

Height: 40' **Spread:** 45'

Condition: Fair

Location: On plan

Observation: Between Los Trancos and new access road. The *TPZ* is 20-feet.

Recommendation: Use Type I tree protection fencing.

33: Olive

Diameter: 11.5, 10.5"

Height: 25' **Spread:** 25'

Condition: Poor to Fair

Location: In potential fill area.

Observation: Heavy accumulation of deadwood. The *TPZ* is 10-feet.

Recommendation: Use Type I tree protection fencing or relocate.

34: Coast live oak

Diameter: 19.2"

Height: 35' **Spread:** 25'

Condition: Fair

Location: In potential fill area.

Observation: Fill should not encroach within 4 feet of trunk. The *TPZ* is 16-feet.

Recommendation: Use Type I tree protection fencing.

35: Coast live oak

Diameter: 13.8"

Height: 45' **Spread:** 25'

Condition: Fair

Location: Edge of fill area

Observation: The *TPZ* is 12-feet. Grows to phototropic lean. Fill should not encroach within 3 feet of trunk.

Recommendation: Use Type I tree protection fencing.

36: Olive

Diameter: Estimated 19.0"

Height: 25' **Spread:** 24'

Condition: Poor to Fair

Location: Below fill area.

Observation: No impact in *TPZ* of 16-feet.

Recommendation: Use Type I tree protection fencing. No fill within 5-feet.

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Attention: **Mr. Mark Conroe**

Page 12

37: Olive

Diameter: Estimated 19.0"

Height: 30' **Spread:** 35'

Condition: Poor

Location: Along access road

Observation: Heavy accumulation of deadwood. Drive will impact 50 percent of root environment. The *TPZ* is 16-feet.

Recommendation: Use Type I tree protection fencing.

38: Olive

Diameter: 11.2" Multi trunk

Height: 24' **Spread:** 12'

Condition: Poor to Fair

Location: Along access road

Observation: Tree 38 and 39 are one tree. The *TPZ* is 10-feet.

Recommendation: Use Type I tree protection fencing.

39: Olive

Diameter: 8.6" Multi trunk

Height: 22' **Spread:** 15'

Condition: Poor to Fair

Location: Along access road

Observation: Tree 38 and 39 are one tree. The *TPZ* is 8-feet.

Recommendation: Use Type I tree protection fencing.

40: Olive

Diameter: 8.7"

Height: 25' **Spread:** 15'

Condition: Fair

Location: Along access road

Observation: No impact within *TPZ* of 9-feet.

Recommendation: Use Type I tree protection fencing.

41: Bay laurel

Diameter: Estimated 30"

Height: 60' **Spread:** 40'

Condition: Fair

Location: Along access road

Observation: Entry road may impact 40 percent of root environment. Guy wire attached to utility support will need to be removed for vehicle clearance. The *TPZ* is 25-feet.

Recommendation: Use Type I tree protection fencing.

42: Bay laurel

Diameter: 13.2"

Height: 45' **Spread:** 30'

Condition: Fair

Location: Along access road

Observation: Leans toward proposed road. The *TPZ* is 11-feet.

Recommendation: Use Type I tree protection fencing.

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Attention: **Mr. Mark Conroe**

Page 13

43: Bay laurel

Diameter: 14.0"

Height: 30' **Spread:** 20'

Condition: Poor to Fair

Location: Along access road

Observation: Leans toward proposed road. The *TPZ* is 12-feet.

Recommendation: Use Type I tree protection fencing.

44: Bay laurel

Diameter: 14.5"

Height: 50' **Spread:** 15'

Condition: Poor to Fair

Location: Along access road

Observation: Sparse canopy. The *TPZ* is 14-feet.

Recommendation: Use Type I tree protection fencing.

45: Coast live oak

Diameter: 12, 14"

Height: 45' **Spread:** 15'

Condition: Poor

Location: Along access road

Observation: Secondary stem is dead. The *TPZ* is 20-feet.

Recommendation: Use Type I tree protection fencing.

46: Bay laurel

Diameter: 11.8"

Height: 45' **Spread:** 20'

Condition: Fair

Location: Along access road

Observation: Slight lean. The *TPZ* is 10-feet.

Recommendation: Use Type I tree protection fencing.

47: White alder (*Alnus rhombifolia*)

Diameter: 22.2"

Height: 55' **Spread:** 20'

Condition: Fair

Location: Adjacent to creek

Observation: Grows to a lean toward road. The *TPZ* is 20-feet.

Recommendation: Use Type I tree protection fencing.

48: White alder

Diameter: 23.8" Multi trunk

Height: 55' **Spread:** 25'

Condition: Fair

Location: Adjacent to creek

Observation: 48 and 49 are one tree. The *TPZ* is 20-feet.

Recommendation: Use Type I tree protection fencing.

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Page 14

49: White alder

Diameter: 22.5" Multi trunk

Height: 55' **Spread:** 28'

Condition: Fair

Location: Adjacent to creek

Observation: 48 and 49 are one tree. The *TPZ* is 20-feet.

Recommendation: Use Type I tree protection fencing.

50: Bay laurel

Diameter: Estimated 60" Low branching

Height: 70' **Spread:** 75'

Condition: Poor to Fair

Location: Along road

Observation: Low branching growth habit creates an inherent structural weakness. *TPZ* is 50-feet.

Recommendation: Use Type I tree protection fencing.

51: Black walnut

Diameter: 35.7"

Height: 75' **Spread:** 45'

Condition: Poor

Location: On plan

Observation: Deadwood and dieback indicate tree decline. The *TPZ* is 30-feet.

Recommendation: Use Type I tree protection fencing.

52: Black walnut

Diameter: Estimated 24.0"

Height: 55' **Spread:** 45'

Condition: Poor to Fair

Location: On plan

Observation: The *TPZ* is 20-feet.

Recommendation: Use Type I tree protection fencing.

53: Coast live oak

Diameter: 9.9"

Height: 15' **Spread:** 15'

Condition: Fair

Location: On plan

Observation: No impact anticipated within dripline. The *TPZ* is 10-feet.

Recommendation: Use Type I tree protection fencing.

54: Coast live oak

Diameter: 5.8"

Height: 10' **Spread:** 10'

Condition: Fair

Location: On plan

Observation: No impact anticipated within dripline. The *TPZ* is 10-feet.

Recommendation: Use Type I tree protection fencing.

Langenskiold Family Trust

Attention: **Mr. Mark Conroe**

Page 15

55: Coast live oak

Diameter: 20.4"

Height: 35' **Spread:** 30'

Condition: Poor to Fair

Location: On plan

Observation: Lower 5-feet of stem and root flare exhibit significant decay and open cavity. No impact anticipated within drip line. The *TPZ* is 20-feet.

Recommendation: Use Type I tree protection fencing.

56: Coast live oak

Diameter: 21.0"

Height: 40' **Spread:** 40'

Condition: Fair

Location: On plan

Observation: Low vigor. Leans toward proposed drive. No impact anticipated within dripline. The *TPZ* is 20-feet.

Recommendation: Use Type I tree protection fencing.

TREE PRESERVATION GUIDELINES

Tree Preservation and Protection Plan

In providing recommendations for tree preservation, we recognize that injury to trees as a result of construction include mechanical injuries to trunks, roots and branches, and injury as a result of changes that occur in the growing environment.

To minimize these injuries, we recommend grading operations encroach no closer than ten times the trunk diameter, (i.e. 36" diameter tree x 10=360" distance). At this distance, buttress/anchoring roots would be preserved and minimal injury to the functional root area would be anticipated. Should encroachment within the area become necessary, hand digging is **mandatory**.

Barricades

Prior to initiation of construction activity, temporary barricades should be installed around all trees in the construction area. Six-foot high, chain link fences are to be mounted on steel posts, driven 2 feet into the ground, at no more than 10-foot spacing. The fences shall enclose the entire area under the drip line of the trees or as close to the drip line area as practical. These barricades will be placed around individual trees and/or groups of trees as the existing environment dictates.

The temporary barricades will serve to protect trunks, roots and branches from mechanical injuries, will inhibit stockpiling of construction materials or debris within the sensitive 'drip line' areas and will prevent soil compaction from increased vehicular/pedestrian traffic. No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground around the tree canopy shall not be altered. These barricades should remain in place until final inspection of the building permit, except for work specifically required in the approved plans to be done under the trees to be protected. Designated areas beyond the drip lines of any trees should be provided for construction materials and onsite parking.

Langenskiold Family Trust

Attention: **Mr. Mark Conroe**

Page 16

Root Pruning (if necessary)

During and upon completion of any trenching/grading operation within a tree's drip line, should any roots greater than one inch (1") in diameter be damaged, broken or severed, root pruning to include flush cutting and sealing of exposed roots should be accomplished under the supervision of a qualified Arborist to minimize root deterioration beyond the soil line ***within twenty-four (24) hours.***

Pruning

Pruning of the foliar canopies to include removal of deadwood is recommended and should be initiated prior to construction operations. Such pruning will provide any necessary construction clearance, will lessen the likelihood or potential for limb breakage, reduce 'windsail' effect and provide an environment suitable for healthy and vigorous growth.

Fertilization

In lieu of traditional fertilization, I recommend treating live oaks with Agri Fos to aid in prevention of Sudden Oak Death. These applications should occur November and March the first year and November annually throughout construction. This site is located within an active zone of infestation.

Mulch

Mulching with wood chips (maximum depth 3") within tree environments (outer foliar perimeter) will lessen moisture evaporation from soil, protect and encourage adventitious roots and minimize possible soil compaction.

Inspection

Periodic inspections by the ***Site Arborist*** are recommended during construction activities, particularly as trees are impacted by trenching/grading operations.

Inspections at approximate four (4) week intervals would be sufficient to assess and monitor the effectiveness of the Tree Preservation Plan and to provide recommendations for any additional care or treatment.

All written material appearing herein constitutes original and unpublished work of the Arborist and may not be duplicated, used or disclosed without written consent of the Arborist.

Should you have any questions or if we may be of further assistance in these concerns, kindly contact our office at any time.

Very truly yours,

McCLENAHAN CONSULTING, LLC



By: **John H. McClenahan**
ISA Board Certified Master Arborist, WE-1476B
member, American Society of Consulting Arborists



McClenahan Consulting, LLC

Arboriculturists Since 1911

1 Arastradero Road, Portola Valley, CA 94028-8012

Telephone (650) 326-8781

Fax (650) 854-1267

www.spmcclenahan.com

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

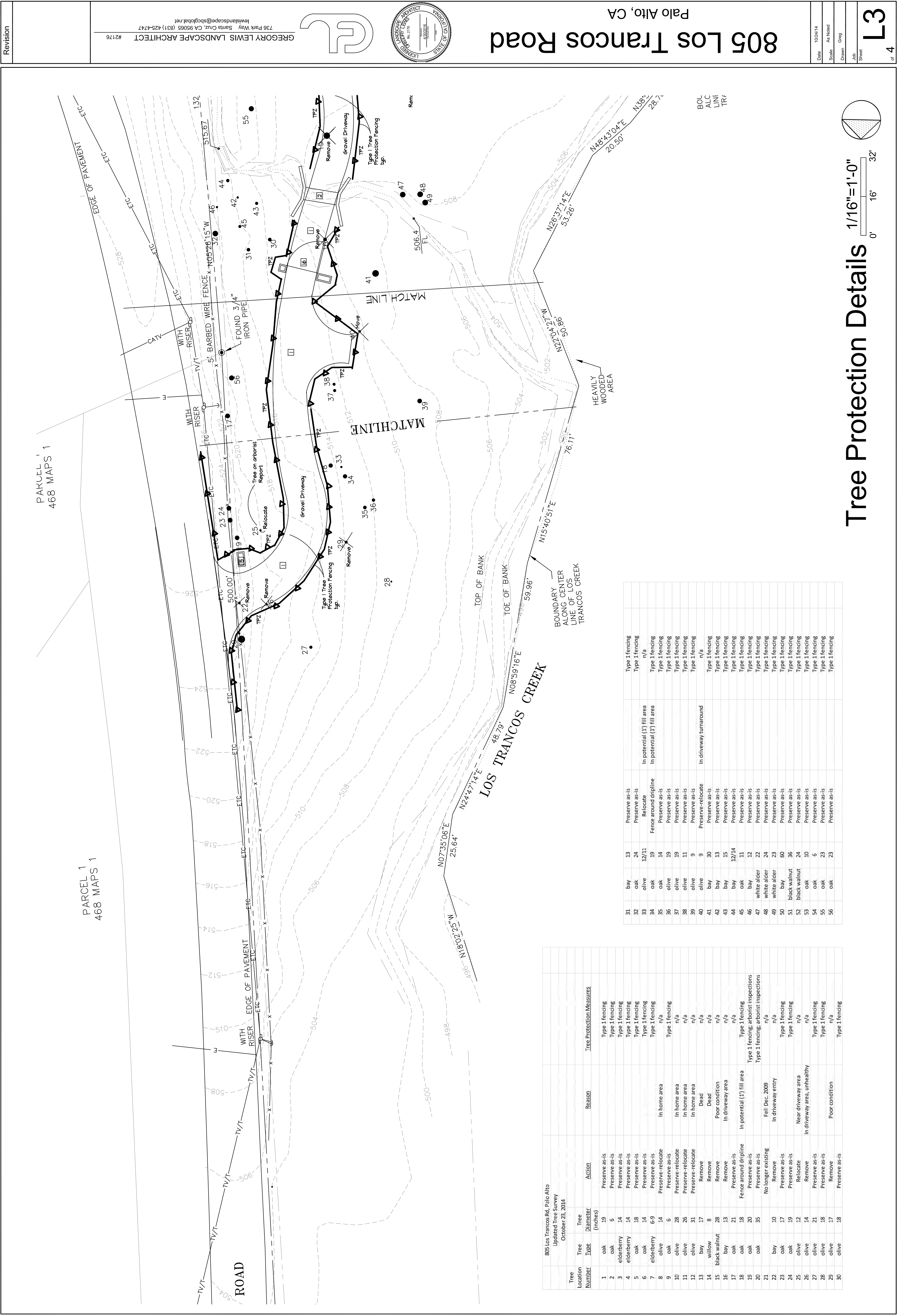
A handwritten signature in black ink, appearing to read "John H. McClenahan".

Arborist:

John H. McClenahan

Date:

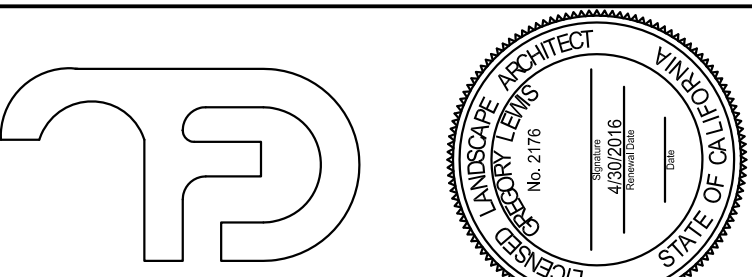
October 28, 2014



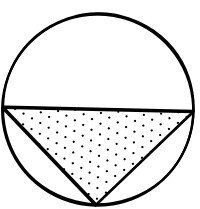
PARCEL 1
468 MAPS 1

PARCEL 1
468 MAPS 1

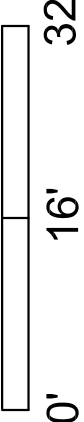
GREGORY LEWIS LANDSCAPE ARCHITECT #2176
736 Park Way Santa Cruz, CA 95065 (831) 425-4747
lewislandscap@sbcbgball.net



805 Los Trancos Road
Palo Alto, CA



Tree Protection Details 1/16"=1'-0"



31	bay	13	Preserve as-is		Type 1 fencing
32	oak	24	Preserve as-is		n/a
33	olive	12/11	Relocate	In potential (T) fill area	Type 1 fencing
34	oak	19	Fence around dripline	In potential (T) fill area	Type 1 fencing
35	oak	14	Preserve as-is		Type 1 fencing
36	olive	19	Preserve as-is		Type 1 fencing
37	olive	19	Preserve as-is		Type 1 fencing
38	olive	11	Preserve as-is		Type 1 fencing
39	olive	9	Preserve as-is		Type 1 fencing
40	olive	9	Preserve-relocate	In driveway turnaround	n/a
41	bay	30	Preserve as-is		Type 1 fencing
42	bay	13	Preserve as-is		Type 1 fencing
43	bay	15	Preserve as-is		Type 1 fencing
44	bay	12/14	Preserve as-is		Type 1 fencing
45	oak	11	Preserve as-is		Type 1 fencing
46	bay	12	Preserve as-is		Type 1 fencing
47	white alder	22	Preserve as-is		Type 1 fencing
48	white alder	24	Preserve as-is		Type 1 fencing
49	white alder	23	Preserve as-is		Type 1 fencing
50	bay	60	Preserve as-is		Type 1 fencing
51	black walnut	36	Preserve as-is		Type 1 fencing
52	black walnut	24	Preserve as-is		Type 1 fencing
53	oak	10	Preserve as-is		Type 1 fencing
54	oak	6	Preserve as-is		Type 1 fencing
55	oak	23	Preserve as-is		Type 1 fencing
56	oak	23	Preserve as-is		Type 1 fencing

805 Los Trancos Rd, Palo Alto Updated Tree Survey October 23, 2014					
Tree Location Number	Tree Type	Tree Diameter (inches)	Action	Reason	Tree Protection Measures
1	oak	19	Preserve as-is		Type 1 fencing
2	oak	6	Preserve as-is		Type 1 fencing
3	elderberry	14	Preserve as-is		Type 1 fencing
4	elderberry	14	Preserve as-is		Type 1 fencing
5	oak	18	Preserve as-is		Type 1 fencing
6	oak	14	Preserve as-is		Type 1 fencing
7	elderberry	6-9	Preserve as-is		Type 1 fencing
8	olive	14	Preserve-relocate	In home area	n/a
9	oak	6	Preserve as-is		Type 1 fencing
10	olive	28	Preserve-relocate	In home area	n/a
11	olive	26	Preserve-relocate	In home area	n/a
12	olive	31	Preserve-relocate	In home area	n/a
13	bay	17	Remove	Dead	n/a
14	willow	8	Remove	Dead	n/a
15	black walnut	28	Remove	Poor condition	n/a
16	bay	13	Remove	In driveway area	n/a
17	oak	21	Preserve as-is		n/a
18	oak	18	Fence around dripline	In potential (T) fill area	Type 1 fencing
19	oak	20	Preserve as-is		Type 1 fencing, arborist inspections
20	oak	35	Preserve as-is		Type 1 fencing, arborist inspections
21			No longer existing		n/a
22	bay	10	Remove	Fell Dec. 2009	n/a
23	oak	17	Preserve as-is	In driveway entry	Type 1 fencing
24	oak	19	Preserve as-is		Type 1 fencing
25	olive	12	Relocate	Near driveway area	n/a
26	olive	14	Remove	In driveway area, unhealthy	n/a
27	olive	21	Preserve as-is		Type 1 fencing
28	olive	18	Preserve as-is		Type 1 fencing
29	olive	17	Remove	Poor condition	n/a
30	olive	18	Preserve as-is		Type 1 fencing

805 Los Trancos Rd, Palo Alto
Updated Tree Survey
October 23, 2014

<u>Tree Location Number</u>	<u>Tree Type</u>	<u>Tree Diameter (inches)</u>	<u>Action</u>	<u>Reason</u>	<u>Tree Protection Measures</u>
1	oak	19	Preserve as-is		Type 1 fencing
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11	olive	26	Preserve-relocate	In home area	n/a
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16	bay	13	Remove	In driveway area	n/a
17	oak	21	Preserve as-is		n/a
18	oak	18	Fence around dripline	In potential (1') fill area	Type 1 fencing
19	oak	20	Preserve as-is		Type 1 fencing; arborist inspections
20	oak	35	Preserve as-is		Type 1 fencing; arborist inspections
21			No longer existing	Fell Dec. 2009	n/a
22	bay	10	Remove	In driveway entry	n/a
23	oak	17	Preserve as-is		Type 1 fencing
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56	oak	23	Preserve as-is		Type 1 fencing

ENVIRONMENTAL CHECKLIST FORM
City of Palo Alto
Department of Planning and Community Environment

PROJECT DESCRIPTION

1. PROJECT TITLE

805 Los Trancos (Langenskiold Home)
805 Los Trancos Road
Palo Alto, California

2. LEAD AGENCY NAME AND ADDRESS

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

3. CONTACT PERSON AND PHONE NUMBER

Elena Lee
City of Palo Alto
(650) 617-3196

4. PROJECT SPONSOR'S NAME AND ADDRESS

Langenskiold Family Trust
Attn: Mark Conroe
1390 Market Street, #112
San Francisco, CA 94102

5. APPLICATION NUMBER

04IPT-2217

6. PROJECT LOCATION

805 Los Trancos Road
Palo Alto, CA

The project site is a vacant parcel of land (APN 182-36-022) located in the foothills of the Santa Cruz Mountains in the western portion of the City of Palo Alto, in the northern part of Santa Clara

County, west of Interstate 280, as shown on Figure 1, *Regional Map*. The property is accessed via frontage onto Los Trancos Road, as shown on Figure 2, *Vicinity Map*.

7. GENERAL PLAN DESIGNATION:

The majority of the site is designated as Streamside Open Space because of its proximity to Los Trancos Creek. A small portion of the southeastern corner of the lot is designated Open Space/Controlled Development per the Palo Alto 1998 – 2010 Comprehensive Plan.

8. ZONING

The 805 Los Trancos Road site is in the Open Space District (OS), regulated by the Palo Alto Municipal Code (PAMC) Chapter 18.28. The OS district is intended to protect the public health, safety, and welfare; protect and preserve open space land as a limited and valuable resource; permit the reasonable use of open space lands, while at the same time preserving and protecting its inherent open space characteristics to assure its continued availability for the following: as agricultural land, scenic land, recreation land, conservation or natural resource land; for the containment of urban sprawl and the structuring of urban development; and for the retention of land in its natural or near-natural state, and to protect life and property in the community from the hazards of fire, flood, and seismic activity; and; coordinate with and carry out federal, state, regional, county, and city open space plans. Single-family uses are permitted in this zone district.

9. PROJECT DESCRIPTION

The proposed project is the construction of a new two-story, 11,184 square foot single-family home (which includes the garage and basement areas) on the 154,479 square foot undeveloped site with minimal grading (2270 cubic yards of cut, 625 cubic yards of fill), an access drive from Los Trancos Road, amenities including a swimming pool, and relocation of four mature olive trees. The home is to be located on a relatively flat and open area of the site, approximately 70 to 120 feet from the Los Trancos Creek bank (top) and all other elements of the development would be located at least 50 feet from the top of bank. A natural earth berm would be constructed approximately 50 feet from the top of the Los Trancos Creek bank to protect the riparian corridor. The improvements also include construction of a 4-foot 6-inch tall by 15 feet wide dark wood bridge to allow for Buckeye Creek to continue to flow undisturbed through the site. The remainder of the creeks will be maintained undisturbed.

10. SURROUNDING LAND USES AND SETTING

The 3.55 acre project site is located in the Palo Alto Foothills. The site is located in an area predominately characterized by publicly and privately owned open space. The property is bordered by Los Trancos Creek to the west and the Town of Portola Valley beyond, Los Trancos Road to the north and east, and a vacant parcel to the south. The existing site has no above grade improvements. Views from the portion of the site to be improved and constructed on are to the west towards Portola Valley. A small segment of Buckeye Creek traverses a narrow center portion of the site, which eventually connects to Los Trancos Creek offsite to the west. The creek originally ran along the southern boundary of the property to Los Trancos Creek. However, approximately 50-80 years ago, a concrete culvert was constructed offsite southeast of the

property to artificially redirect the creek, which is why the current path is considered a bypass. Buckeye Creek is both fairly shallow and narrow. It measures approximately three to five feet in width, measured to the top of bank.

11. OTHER PUBLIC AGENCIES

- County of Santa Clara, Office of the County Clerk-Recorder
- Santa Clara Valley Water District
- Department of Fish and Game
- California State Clearinghouse

ENVIRONMENTAL CHECKLIST AND DISCUSSION OF IMPACTS

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. [A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e. g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e. g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).]
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "(Mitigated) Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (C)(3) (D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards,

and state whether such effects were addressed by mitigation measures based on the earlier analysis.

- c) **Mitigation Measures.** For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) **Supporting Information Sources:** A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

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	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a) Substantially degrade the existing visual character or quality of the site and its surroundings?	1, 5			X	
b) Have a substantial adverse effect on a public view or view corridor?	1, 2- Map L4,5			X	
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	1, 2- Map L4				X
d) Violate existing Comprehensive Plan policies regarding visual resources?	2,5				X
e) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	1, 5			X	
f) Substantially shadow public open space (other than public streets and adjacent sidewalks) between 9:00 a.m. and 3:00 p.m. from September 21 to March 21?	1, 5				X

DISCUSSION:

The project site is located in the northwest portion of Santa Clara County on the eastern slope of the Santa Cruz Mountains in the Palo Alto foothills. The topography of the site is relatively flat with a downward slope at roughly a 3% grade from Los Trancos Road to Los Trancos Creek. The perimeter of the site is heavily vegetated.

The building would not obstruct a public view corridor and is not located within a state scenic highway. The proposal is consistent with the Comprehensive Plan relative to visual resources.

The site is a single vacant parcel to be developed with a single-family home. The proposed structure will be intermittently visible through the existing foliage and trees from the adjacent Los Trancos Road. Site development will occur on the southern portion of the site, which will leave it potentially visible from the slopes located to the west of the site. Views from neighboring slopes to the east and south will be minimal, given the dense screening that will be directly adjacent to the home.

The building materials have been chosen to blend with the natural surroundings. A light-colored natural stone will be used for the base of many of the permeable areas that surround the home. Muted, natural colors have been chosen for both the siding and stucco that will constitute the majority of the wall areas that may be visible from both on and off-site. A treated and stained wood has been selected for all doors, window frames and railings that should help reduce the reflectivity of these elements. A non-reflective roof material, Spanish style clay tiles, in keeping with the overall architectural theme of the home, has been chosen to mitigate any sun reflection that may naturally arise at given times during the daylight hours. The proposed bridge is a low scale structure that is consistent with the rural character of the site.

Other than the structure itself, very little impervious hardscape is proposed with this project. All driveway surfaces, as well as the majority of walkways and outdoor areas, are to remain either natural or will make use of permeable materials. Overall, the project will not exceed the maximum impervious area permitted in this zone district (see Section I, Land Use Planning).

Substantial perimeter vegetation with trees surrounds the site and would help screen the development from off-site views. The majority of trees will be maintained onsite. The project also includes the planting of 26 additional trees, ground cover and shrubs that are consistent with the rural character of the area.

The development of the site may result in light and glare generated from within the building and window glazing. City's standard conditions of approval will ensure the light and glare impacts of the project will be less than significant. The conditions of approval require the shielding of lighting such that the light does not extend beyond the site, the lighting will be directional, and the source of light is not directly visible.

The project submittal includes full architectural and landscaping plans, site sections, color palette, material samples, and story poles erected on site. The project will be reviewed by the Planning and Transportation Commission and City Council to ensure that the potential aesthetic impacts will be reduced by the preservation of the natural screening features of the site.

The project will be reviewed in public hearings by the Planning and Transportation Commission and by City Council to ensure that the potential aesthetic impacts will be mitigated. The project would be subject to the City's standard conditions of approval requiring new windows and glass doors to be of a non-reflective material, lighting to be minimal, directed down and shielded from the surrounding properties and open space lands and construction drawings to include any proposed exterior lighting for Planning staff review and approval prior to issuance of building permits.

Mitigation Measure:

None required.

B. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

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?	1,10				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	1, 2-MapL9, 11				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	1,2				X

DISCUSSION:

The site is not located in a "Prime Farmland", "Unique Farmland", or "Farmland of Statewide Importance" area, as shown on the maps prepared for the Farmland Mapping and Monitoring Program of the California Resources Agency. Although the site was formerly used for agricultural uses, it is not zoned for agricultural use, and is not regulated by the Williamson Act.

Mitigation Measures:

None required.

C. AIR QUALITY

Issues and Supporting Information Resources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a) Conflict with or obstruct with implementation of the applicable air quality plan (1982 Bay Area Air Quality Plan & 2000 Clean Air Plan)?	1, 2				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation indicated by the following:	1, 2				X
i. Direct and/or indirect operational emissions that exceed the Bay Area Air Quality Management District (BAAQMD) criteria air pollutants of 80 pounds per day and/or 15 tons per year for nitrogen oxides (NO), reactive organic gases (ROG), and fine particulate matter of less than 10 microns in diameter (PM ₁₀);					X
ii. Contribute to carbon monoxide (CO) concentrations exceeding the State Ambient Air Quality Standard of nine parts per million (ppm) averaged over eight hours or 20 ppm for one hour(as demonstrated by CALINE4 modeling, which would be performed when a) project CO emissions exceed 550 pounds per day or 100 tons per year; or b) project traffic would impact intersections or roadway links operating at Level of Service (LOS) D, E or F or would cause LOS to decline to D, E or F; or c) project would increase traffic volumes on nearby roadways by 10% or more)?				X	
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)?	1,2,5				X
d) Expose sensitive receptors to substantial levels of toxic air contaminants?	1,2,12				X
i. Probability of contracting cancer for the Maximally Exposed Individual (MEI) exceeds 10 in one million					X
ii. Ground-level concentrations of non-carcinogenic TACs would result in a hazard index greater than one (1) for the MEI					X
e) Create objectionable odors affecting a					

Issues and Supporting Information Resources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
substantial number of people?	1			X	
f) Not implement all applicable construction emission control measures recommended in the <i>Bay Area Air Quality Management District CEQA Guidelines</i> ?	1,2,3,12				X

DISCUSSION:

The City of Palo Alto uses the Bay Area Air Quality Management District's (BAAQMD) thresholds of significance for air quality impacts, as follows:

Construction Impacts: The project would involve grading, paving and landscaping which has the potential to cause localized dust related impacts resulting in increases in particulate matter (PM₁₀). Dust related impacts are considered potentially significant but would be minimized with the application of standard dust control measures. Construction equipment would also emit NO_x and ROC. However, in order for emissions from construction equipment to be considered significant, the project must involve the extensive use of construction equipment over a long period of time. Based on the size of the proposed project, emissions of NO_x and ROC are anticipated to be less than significant.

Long Term Impacts: Long-term and operational project emissions would primarily stem from motor vehicles associated with the proposed project. The project is not expected to result in a large number of new vehicle trips as this is a single-family dwelling. Therefore, long-term air-quality impacts related to motor vehicles are expected to be less than significant.

Sensitive receptors are defined as children, elderly, or ill people who can be adversely affected by air quality problems. The project is on 3.55 acres and is not immediately adjacent to dense housing or other sensitive receptors. The project is not expected to have a significant impact on air quality.

The proposed project, a residential use, does not typically create objectionable odors affecting a substantial number of people. The project is not expected to create objectionable odors when the project is complete. The project would be subject to the City's standard conditions of approval regarding dust minimization during construction:

- All active construction areas shall be watered at least twice daily.
- All trucks hauling soil, sand, and loose materials shall be covered or shall retain at least two feet of freeboard.
- All paved access roads, parking areas, and staging areas at the construction site shall be swept and watered daily.
- Submit a plan for the recovery/recycling of demolition waste and debris before the issuance of a demolition permit.
- Sweep streets daily 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-MapN-1,7		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, including 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-MapN-1,7			X	
c) 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-MapN-1,7		X		
d) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or as defined by the City of Palo Alto's Tree Preservation Ordinance (Municipal Code Section 8.10)?	1,2,5,7,9 8, 9, 12,13			X	
e) Conflict with any applicable Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	1,2,7				X

DISCUSSION:

While no sensitive or protected species of plant or animal life have been directly observed on the site, the project site is within a rural area that generally supports sensitive habitat. As such, a mitigation measure has been included below that will ensure that sensitive local species and migratory birds will not be subject to disruption by the construction of this project.

Since Los Trancos Creek is directly adjacent to and Buckeye Creek traverses the site, the project was designed to be consistent with the City of Palo Alto's Stream Corridor Protection regulations and the Comprehensive Plan Natural Environment policies. The project does not propose any development within the sensitive Los Trancos Creek riparian corridor. No changes are proposed within the banks of Buckeye Creek.

There are 54 existing trees on the subject site of which fourteen are protected trees, Coast Live Oaks, pursuant to PAMC Section 8.10. None of these protected trees are proposed for removal or relocation. However, one protected oak tree, tree #21 listed in the Tree Survey & Appraisals prepared for the project, fell during the wind and rain storm the night of December 21, 2009. The tree has since been removed from the site. The project includes the removal of two dead trees (bay and willow) and seven other trees (three bay, one willow, one walnut and two olive) due to poor health and to accommodate the new driveway or other fill area. A standard condition of approval would ensure that the project meets the City's tree protection requirements.

Additionally, 20 non-ornamental/non-invasive fruit trees and two Canary Island date trees will be planted near the home site in addition to some cherry, strawberry, hackberry, crepe myrtle, and fern pine trees. The following standard conditions of approval would be imposed on this project:

1. Perimeter fencing shall be designed to not restrict wildlife movement through the project site. Planning Staff shall review and approve the proposed perimeter fence design prior to issuance of a building permit.
2. New fences shall be constructed a minimum of five feet landward from the top of bank.
3. All native riparian vegetation within 100 feet from the top of bank shall be retained unless its removal is approved by the Director of Planning and Community Environment. Replacement planting shall be required when native riparian vegetation is approved for removal.
4. Planting of non-native invasive plant species is not permitted. Prohibited plant material is listed in the Santa Clara Valley Water Resources Protection Collaborative's User Manual Guidelines and Standards for Land Uses Near Streams.
5. Only native riparian vegetation shall be planted between the top of the banks of a stream.
6. Nighttime lighting shall be directed away from the riparian corridor of a stream.
7. Irrigation systems shall be designed such that they do not cause soil erosion.
8. Tree Protection Compliance - The owner and contractor shall implement all protection and inspection schedule measures, design recommendations and construction scheduling as stated in the Tree Protection Report, and is subject to code compliance action pursuant to PAMC 8.10.080. The required protective fencing shall remain in place until final landscaping and inspection of the project. Project arborist approval must be obtained and documented in the monthly activity report sent to the City. A mandatory Monthly Tree Activity Report shall be sent monthly to the City beginning with the initial verification approval, using the template in the Tree Technical Manual, Addendum 11.

In addition to standard approval conditions, the following mitigation measure is proposed:

Mitigation Measure D-1: Removal of any on-site trees shall be conducted between September 1 and February 1 to avoid roosting bats and nesting migratory birds. If tree removal must be conducted outside this period, a survey of the tree must be performed by a qualified biologist. Should any species be found,

an exclusion zone with a radius to be determined by project biologist, but no less than 50 feet, should be established.

Significance after Mitigation:

Less than significant.

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) Directly or indirectly destroy a local cultural resource that is recognized by City Council resolution?	1				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	1, 2-MapL-8			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	1, 2-MapL-8				X
d) Disturb any human remains, including those interred outside of formal cemeteries?	1, 2-MapL-8			X	
e) Adversely affect a historic resource listed or eligible for listing on the National and/or California Register, or listed on the City's Historic Inventory?	1, 2-MapL-7				X
f) Eliminate important examples of major periods of California history or prehistory?	1				X

DISCUSSION:

The Comprehensive Plan (map L-8) indicates that the site is in a moderate archaeological resource sensitivity zone. Although existing and historic development in the surrounding area nearby the site has altered the native landscape, the potential exists that now-buried Native American sites could be uncovered in future planning area construction. The City's standard condition of approval, designed to address archeological discoveries as detailed below, will reduce this potential to less than significant.

Standard Condition: If during grading and construction activities, any archaeological or human remains are encountered, construction shall cease and a qualified archaeologist shall visit the site to address the find. The Santa Clara County Medical Examiner's office shall be notified to provide proper direction on how to proceed. If any Native American Resources are encountered during construction, construction shall cease immediately until a Native American descendant, appointed by the Native American Heritage Commission of the State of California, is able to evaluate the site and make further recommendations and be involved in mitigation planning.

Mitigation Measures:

None required.

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:	See below				
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.	1, 2, 6,8		X		
ii) Strong seismic ground shaking?	2- MapN- 10,6		X		
iii) Seismic-related ground failure, including liquefaction?	2- MapN- 5,6		X		
iv) Landslides?	2- MapN- 5,6			X	
b) Result in substantial soil erosion or the loss of topsoil?	5,12			X	
c) Result in substantial siltation?	5,12				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- MapN- 5,6			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- MapN- 5,6				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?	6,12				X
g) Expose people or property to major geologic hazards that cannot be mitigated through the use of standard engineering design and seismic safety techniques?	6,12				X

DISCUSSION:

The site located at 805 Los Trancos Road is subject to a high potential for surface rupture (Palo Alto Comprehensive Plan, map N-5), and would be subject to violent ground shaking (map N-10). The geotechnical investigation prepared by Murray Engineers, Inc. in September 2007 details these and other hazards that have the potential to impact the development. Page 5 of the report concludes that so long as the recommendations provided in the report are incorporated, construction of the proposed single-family development should be possible.

The entire state of California is in a seismically active area. According to the Comprehensive Plan the project site is not in an area that is subject to liquefaction or violent ground shaking in the event of an earthquake but is within an area subject to expansive soils and strong ground shaking.

The City's required standard conditions of approval ensure that potential impacts on erosion and soil will not be significant. Project conditions of approval will require the applicant to submit a final grading and drainage plan subject to review by the Department of Public Works prior to issuance of any grading and building permits.

The entire state of California is in a seismically active area and the site located in a strong seismic risk area, subject to very strong ground shaking in the event of an earthquake. Seismic ground failure, including liquefaction and subsidence or subsidence, of the land is possible, but not likely at the site. No known faults cross the project site, although a portion of the site located at the western edge of the property has shown historical occurrences of liquefaction and the potential for permanent earthquake-induced ground displacements to exist. Given these conditions, mitigation measures, detailed below, will be required to be implemented to ensure the safe construction and habitability of the site improvements.

Mitigation Measures:

Mitigation Measure F-1: Implementation of the construction techniques and erosion control measures required by the City of Palo Alto Public Works Department and requirements listed in the Geotechnical Investigation prepared by Murray Engineers, Inc. (dated September 2007) would reduce the geotechnical impacts to a less than significant level. Such measures include:

- A grading permit will be required. Include a table on the site plan showing the quantities of cut and fill.
- The plan set must include a grading and drainage plan prepared by a licensed professional that includes existing and proposed spot elevations and drainage flow arrows to demonstrate proper drainage of the site. Adjacent grades must slope away from the house a minimum of 2%. Downspouts and splashblocks should be shown on this plan, as well as any site drainage features such as swales, inlets and outlets.

Significance after Mitigation:

Less than significant.

G. 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?	5				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?	5				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?	1,2,5				X
d) Construct a school on a property that is subject to hazards from hazardous materials contamination, emissions or accidental release?	1,2				X
e) 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- Map N-9				X
f) 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?	1,2				X
g) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	1,2				X
h) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	1,2- MapN-7				X
i) 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?	2- MapN-7			X	
j) Create a significant hazard to the public or the environment from existing hazardous materials contamination by exposing future occupants or users of the site to contamination in excess of soil and ground water cleanup goals developed for the site?	1,5,12				X

DISCUSSION:

The project is within a high fire danger area due to the dense vegetation in the area, and grasslands on-site. To help reduce the risk of exposure to wildland fires, standard open space conditions, detailed below, have been included requiring that the structure be sprinkled for fire protection.

No known hazardous materials are currently being used, stored, or disposed of on or adjacent to the project site. In addition, the land has not been previously used for agriculture or any other operations that would require the use, storage, or disposal of hazardous materials on the site.

Imposition of the City's standard conditions of approval will ensure impacts are less than significant:

- A fire sprinkler system shall be provided which meets the requirements of NFPA Standard No. 13, 2002 Edition (PAMC15.04.160).
- Provide a 100 foot defensible space between the house and wildland interface and include a minimum 30 foot irrigated wet band around structures.
- All measures identified by the Fire Department to address fire hazards on this site must be incorporated into the design.

Mitigation Measures:

None required.

H. HYDROLOGY AND WATER QUALITY

Issues and Supporting Information Resources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a) Violate any water quality standards or waste discharge requirements?	5,12				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)?	2,5-MapN-2			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?	1,5,6,12			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?	5,6,12			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?	5,12			X	
f) Otherwise substantially degrade water quality?	5,6,12				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?	1,2- Map N-6, 12				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	1, 2- MapN-6, 12				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?	1, 2- MapN- 6,8,12				X
j) Inundation by seiche, tsunami, or mudflow?	2- MapN-6, 8				X
k) Result in stream bank instability?	5,12			X	

DISCUSSION:

The site is predominately in Flood Zone X, which is designated as a moderate to low risk area and is not a special flood hazard zone. A small portion of the site is in Flood Zone A, a high risk area, due to the proximity of Los Trancos Creek. Areas within Flood Zone A have a 1% annual chance of flooding. However, no structures are proposed near or within this area. Site coverage will be increased with the new home development and runoff would be higher than predevelopment runoff due to the increase in impervious surface area from an existing vacant lot. However, on-site runoff shall be surface water and downspout discharge will be directed away from the building.

During, grading and construction activities, storm water pollution could result. Runoff from the project site flows to the San Francisco Bat without treatment. Nonpoint source pollution is a serious problem for wildlife dependant on the waterways and for people who live near polluted streams or Baylands. Therefore, City's standard conditions of approval, incorporated as part of an approved construction management plan (secured before building permit issuance) would include the following:

- Prior to submittal of plans for a building permit, the applicant shall submit a drainage plan which includes drainage patterns on site and from adjacent properties.
- 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.

Imposition of the City's standard conditions would ensure impacts will be less than significant.

The project site is not located in an area of groundwater recharge, and will not deplete groundwater supplies. The project site is not in an area that is subject to seiche, tsunami, or mudflow.

The project site is adjacent to Los Trancos Creek to the west and a small portion of Buckeye Creek traverses through the center of the site. No work is proposed within Los Trancos Creek or Buckeye Creek or their banks. The applicant is proposing a bridge to allow vehicles to cross over Buckeye Creek. The bridge will span across Buckeye Creek and no support structures will be placed within the creek. A condition of approval will require the applicant to obtain permits from outside agencies that regulate the watershed, including the Department of Fish and Game. The home is to be located on a relatively flat and open area of the site, approximately 70 to 120 feet from the top bank of the Los Trancos Creek and 180 feet from the top of bank of Buckeye Creek. All other elements of the development would be located at least 50 feet from the top of the Los Trancos Creek bank.

Mitigation Measures:

None required.

I. 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?	1,2,5				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?	1,2,3,5				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	1,2,5				X
d) Substantially adversely change the type or intensity of existing or planned land use in the area?	1,2,5				X
e) Be incompatible with adjacent land uses or with the general character of the surrounding area, including density and building height?	1,5				X
f) Conflict with established residential, recreational, educational, religious, or scientific uses of an area?	1,2				X
g) Convert prime farmland, unique farmland, or farmland of statewide importance (farmland) to non-agricultural use?	1,5,10				X

DISCUSSION:

The Comprehensive Plan designation for site is designated Streamside Open Space because of its proximity to Los Trancos Creek. A very small portion of the southeast corner of the property is designated Open Space/Controlled Development. The intent of the Streamside Open Space designation is to protect the corridor of riparian vegetation along natural streams. The corridor can vary in width up to 200 feet on either side of the center line of the creek. The project has been designed to protect and enhance the riparian corridor and the project includes the construction of an earthen berm to clearly

delineate and protect the riparian corridor along a 50-foot setback from the top of bank. No other work is proposed within the riparian corridor. No buildings are proposed within the riparian corridor. The applicant has developed a planting plan that is non-invasive and compatible with the riparian and rural nature of the site. The applicant is maintaining most of the existing trees onsite. The proposed berm will help protect the corridor by defining a line between developable and undevelopable areas. Application of the maximum 200-foot open space buffer allowed under the Streamside Open Space designation would render the site undevelopable. The Comprehensive Plan provides for flexibility in the corridor width because it recognizes that conditions will vary site to site. Because the project was designed to protect and enhance the Los Trancos Creek riparian corridor, it has been deemed to be consistent with the designation. The Open Space/Controlled Development land use designation allows residential densities from 0.1 to 1 dwelling unit per acre. The site has a Zoning Designation is OS (Open Space District). Single family dwellings are a permitted use in the OS District. Adjacent surrounding land uses are residential uses on large parcels. Given the proposed design of the project, which minimizes potential effects to the surrounding uses (residential), it is compatible with all adjacent development. The project is considered consistent with Comprehensive Plan Open Space policies and the land use designation of Streamside Open Space.

The proposed architectural and site changes comply with the Site and Design development regulations and conform to the Open Space zone district at the time in which the application was filed with the City. The design is consistent and compatible with applicable elements of the Palo Alto Comprehensive Plan in that the design promotes the following policies for development in the Open Space, including: Policy N-6: Through implementation of the Site and Design process and the Open Space zone district regulations (PAMC 18.28), minimize impacts of any new development on views of the hillsides, on the open space character, and the natural ecology of the hillsides.

The Comprehensive Plan Open Space Development Criteria, Policy N-7 will be used by the Planning and Transportation Commission and City Council, along with the story poles and other visual aids required in Section 18.28.070(n), to evaluate the proposed project. The project is consistent with the open space criteria as follows:

- *The development should not be visually intrusive from public roadways and public parklands. As much as possible, development should be sited so it is hidden from view.* The proposed construction will not be visible from any identified view sheds (map L-4 of the Palo Alto Comprehensive Plan). The project is located directly adjacent to Los Trancos Road, and is screened from Los Trancos Road by a dense canopy of existing trees and shrubs. Visibility from Los Trancos Road should be minimal. It is not expected that this project will be visible from any public parklands.
- *Development should be located away from hilltops and designed to not extend above the nearest ridge line.* The proposed house is located in a valley floor and is not located near any ridges.
- *Site and structure design should take into consideration impacts on privacy and views of neighboring properties.* Given the proposed house location, at the bottom of a narrow valley, the privacy impacts from this development on neighboring residences will be minimal. Additionally, the dense perimeter screening will reduce visibility of the development from off-site to a less than significant impact.

- *Development should be clustered, or closely grouped, in relation to the area surrounding it to make it less conspicuous, minimize access roads, and reduce fragmentation of natural habitats.* The proposed site improvements are all located at one end of the existing flat meadow area to both keep development at one part of the property and to maximize the distance of development from Los Trancos Road.
- *Built forms and landscape forms should mimic the natural topography. Building lines should follow the lines of the terrain, and trees and bushes should appear natural from a distance.* The landscape plan calls for leaving the majority of existing natural landscaping and trees. The house will be built at existing grade, which is flat.
- *Existing trees with a circumference of 37.5 inches, measured 4.5 feet above the ground level, should be preserved and integrated into the site design. Existing vegetation should be retained as much as possible.* The majority of the trees on-site would be preserved. The tree survey prepared for the site found 54 trees onsite, including fourteen protected trees. One protected oak tree (Tree #21) fell during a storm in December 21, 2009 and was removed from the site. But no protected trees are proposed for removal. The applicant proposes to remove two dead trees (bay and willow) and seven other trees (three bay, one willow, one walnut and two olive) due to poor health and to accommodate the new driveway or other fill area. Eight other trees that are in or near proposed driveway or are in potential fill area are proposed to be relocated onsite. The fallen tree has been removed from the site. A standard condition of approval requires the applicant to work with City staff, including the City Arborist, to ensure that existing trees and landscaping are maintained and that new landscaping will be consistent with the existing and the project will be conditioned to protect existing trees that are proposed to be preserved.
- *Cut is encouraged when it is necessary for geotechnical stability and to enable the development to blend into the natural topography. Fill is generally discouraged and should never be distributed within the driplines of existing trees. Locate development to minimize the need for grading.* The project is located on a relatively flat meadow (with approximately 3% slope from Los Trancos Road towards Los Trancos Creek). Thus, very little cut (5 cubic yards) or fill (625 cubic yards) will be required. No fill is proposed within the dripline of any trees.
- *To reduce the need for cut and fill and to reduce potential runoff, large, flat expanses of impervious surfaces should be avoided.* There are no large expansive areas of impervious surface proposed with this project. Impervious surfaces will be mainly used for the building's concrete foundation. Permeable surfaces are proposed for the driveway.
- *Buildings should use natural materials and earth tone or subdued colors.* Natural building materials in earth tones are proposed. All proposed building materials are natural with earth tone colors that will blend with the surroundings. Conditions of approval will require non-reflective roofing and window surfaces.

- *Landscaping should be native species that require little or no irrigation. Immediately adjacent to structures, fire retardant plants should be used as a fire prevention technique.* The proposed landscaping incorporates a large number of native species plantings which will minimize the need for irrigation. The conditions of approval will ensure the use of fire retardant plants in the final landscape design.
- *Exterior lighting should be low-intensity and shielded from view so it is not directly visible from off-site.* The exterior lighting will be reviewed by staff, the Planning & Transportation Commission and City Council to ensure that off-site lighting impacts are minimized.
- *Access roads should be of a rural rather than urban character. (Standard curb, gutter, and concrete sidewalk are usually inconsistent with the foothills environment.)* The proposed driveway consists of decomposed granite and no curb, sidewalk or gutters.

Impervious Coverage:

Section 18.28.050 of the Palo Alto Municipal Code (PAMC) limits impervious area and building coverage in the OS zone district to 3.5% of the project site. The project site is 154,479 square feet allowing for 5,407 square feet of impervious area. The impervious coverage of the existing residence including the driveway is as follows:

Existing Coverage:

<i>Vacant Site</i>	0 square feet
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The new project would add the following impervious area to the site:

New Coverage:

<i>Footprint</i>	5,177 square feet
<i>Hardscape</i>	230 square feet

Total	5,407 square feet

The project as proposed meets all applicable zoning and comprehensive plan regulation, and will thus have no impact.

Although the project has less than a 100 setback from Los Trancos Creek and Buckeye Creek, the project is providing measures to protect and enhance the creeks, consistent with the intent of the Comprehensive Plan program N7. The project proposes an earth berm to protect the riparian corridor along Los Trancos Creek, maintaining a minimum 50 feet of undisturbed riparian corridor. Standard conditions of approval would require the applicant to work with the City to replace invasive species with native plants and provide a 25 feet protective area adjacent to Buckeye Creek, to ensure that the creeks would be adequately protected. The applicant will also be required as a condition of approval to obtain all the required permits from all applicable agencies for any work proposed for the creek and/or riparian corridor.

Mitigation Measures:

None required.

J. 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 Mines and Geology (DMG) as a Mineral Resource Zone 1 (MRZ-1). This designation signifies that there are no aggregate resources in the area. The DMG has not classified the City for other resources. The 2010 Comprehensive Plan does not identify locally or regionally valuable mineral resources within the City of Palo Alto.

Mitigation Measures:

None required.

K. 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?	1,2,5				X
b) Exposure of persons to or generation of excessive ground borne vibrations or ground borne noise levels?	1,5				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	1,5				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	1,3,5			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, would the project expose people residing or working in the project area to excessive noise levels?	1,2				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?	1,2				X

Issues and Supporting Information Resources Would the project:	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Cause the average 24 hour noise level (Ldn) to increase by 5.0 decibels (dB) or more in an existing residential area, even if the Ldn would remain below 60 dB?	1,5				X
h) Cause the Ldn to increase by 3.0 dB or more in an existing residential area, thereby causing the Ldn in the area to exceed 60 dB?	1,5				X
i) Cause an increase of 3.0 dB or more in an existing residential area where the Ldn currently exceeds 60 dB?	1,5				X
j) Result in indoor noise levels for residential development to exceed an Ldn of 45 dB?	1,5			X	
k) Result in instantaneous noise levels of greater than 50 dB in bedrooms or 55 dB in other rooms in areas with an exterior Ldn of 60 dB or greater?	1,2-Map N3,5			X	
l) Generate construction noise exceeding the daytime background Leq at sensitive receptors by 10 dBA or more?	1,5				X

DISCUSSION:

The project site is located within a rural area and is not adjacent to any urban noise sources. The proposed project, once completed, would not increase existing noise levels over the established thresholds of the area. In addition, the area is not within any public or private airport zone. Construction of the project will result in temporary increases in local ambient noise levels. Typical noise sources would include mechanical equipment associated with excavation, grading and construction of the home, which will be short term in duration.

Once completed, long term noise associated with the new residence would be within acceptable noise limits and no impacts are anticipated. Proper implementation of and compliance with Chapter 9.10 (Noise) of the PAMC (limiting construction between the hours of eight a.m. and six p.m. Monday – Friday, nine a.m. and six p.m. on Saturday, and construction hours prohibited Sundays and Holidays would reduce construction-related noise impacts to less than significant levels. The project would be subject to the City's standard conditions of approval regarding noise.

The project site is not located within an airport land use plan or within the vicinity of a private airstrip.

The location of the project within a rural area, set back from Los Trancos Creek and Los Trancos Road, should prevent construction noise from exceeding nuisance levels. Project related traffic would not cause a noticeable increase in noise on any public street over what is currently experienced, especially on Los Trancos Road or on nearby Alpine Drive which would be the most likely access road to Los Trancos Road from nearby Interstate 280.

Mitigation Measure:

None required.

L. 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)?	1,2,5			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	1,5				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	1,5				X
d) Create a substantial imbalance between employed residents and jobs?	1,2				X
e) Cumulatively exceed regional or local population projections?	1,2				X

DISCUSSION:

The project will add a single-family home to a vacant lot. State Housing Element law requires that localities provide their "fair share" of the region's housing needs. The Association of Bay Area Governments (ABAG) has determined that Palo Alto will need to add significant numbers of housing units to meet State Law and to help reduce the imbalance between jobs and housing.

This project, which involves the addition of a single-family housing unit, will have a slightly positive effect on both the City's jobs and housing imbalance and on density. The proposed residence will be occupied by the applicant of record. This project is expected to have a less than significant impact, and is supported by the City of Palo Alto Comprehensive Plan, Policy H-2:

"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."

The expansion of infrastructure to this site will not induce substantial growth in the project area because it is limited by current zoning.

Mitigation Measures:

None required.

M. 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
a) 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:					
Fire protection?	1,2,12			X	
Police protection?	1,2				X
Schools?	1,2				X
Parks?	1,2				X
Other public facilities?	1,2			X	

DISCUSSION:

Adherence to codes will minimize the potential damage and risk from fire and other hazards. The proposed project would not impact fire service to the area as the police and fire departments have sufficient resources to accommodate moderate growth within the City. The conditions of approval for the project contain requirements to address all fire prevention measures.

No significant demand for school services would result from the project, which is not expected to generate a substantial increase in Palo Alto's residential population due to the fact that only one single family residence is proposed. No significant direct demand for additional parks would result from the project, which is not expected to generate a substantial increase in Palo Alto's residential population.

Mitigation Measures:

None required.

N. 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					

Issues and Supporting Information Resources Would the project:	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	1,2,3,12			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?	1,2,3				X

DISCUSSION:

Adding a single family residence as proposed to a substantially open and flat Open Space lot should have a less than significant impact on existing parks, nor include or require the construction of recreational facilities. Furthermore, the undeveloped portions of the property would remain as private open space.

To help ensure that the impacts of the additional residential unit to the City's housing stock will be less than significant, the City collects Development Impact Fees for parks, libraries and community centers, totaling an estimated \$3,000, \$780.00, and \$269.00 respectively (at current rates, subject to annual increase). The final Development Impact Fee amount will be calculated at the time of building permit issuance.

As these fees are standard with any increase in density, and will apply here, no project specific mitigation is required.

Mitigation Measures:

None required.

O. 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) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	1,5			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	1,5				X
c) Result in change in air traffic patterns, including either an increase in traffic levels or a change in location that results in	1,5				X

substantial safety risks?					
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	1,5,12				X
e) Result in inadequate emergency access?	1,5,12				X
f) Result in inadequate parking capacity?	1,5,12				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian, transit & bicycle facilities)?	1,2,12				X
h) Cause a local (City of Palo Alto) intersection to deteriorate below Level of Service (LOS) D and cause an increase in the average stopped delay for the critical movements by four seconds or more and the critical volume/capacity ratio (V/C) value to increase by 0.01 or more?	1,5				X
i) Cause a local intersection already operating at LOS E or F to deteriorate in the average stopped delay for the critical movements by four seconds or more?	5,12				X
j) Cause a regional intersection to deteriorate from an LOS E or better to LOS F or cause critical movement delay at such an intersection already operating at LOS F to increase by four seconds or more and the critical V/C value to increase by 0.01 or more?	5,12				X
k) Cause a freeway segment to operate at LOS F or contribute traffic in excess of 1% of segment capacity to a freeway segment already operating at LOS F?	5,12				X
l) Cause any change in traffic that would increase the Traffic Infusion on Residential Environment (TIRE) index by 0.1 or more?	12				X
m) Cause queuing impacts based on a comparative analysis between the design queue length and the available queue storage capacity? Queuing impacts include, but are not limited to, spillback queues at project access locations; queues at turn lanes at intersections that block through traffic; queues at lane drops; queues at one intersection that extend back to impact other intersections, and spillback queues on ramps.	5,12				X
n) Impede the development or function of planned pedestrian or bicycle facilities?	1,2,5				X
o) Impede the operation of a transit system as a result of congestion?	1,2,5				X
p) Create an operational safety hazard?	5,12			X	

DISCUSSION:

The project site is not located on a designated emergency route. Given the location of the site in a rural area, emergency access is limited. The proposed new single-family home will be accessed via a dedicated driveway from Los Trancos Road that will be built to accommodate emergency vehicles. While the new dedicated driveway will add to those already located on Los Trancos Road, it will have a less than significant impact on existing traffic conditions.

The project will not generate air or significant new automobile traffic and will not cause or contribute to known traffic hazards.

Construction of the proposed project will add truck trips to haul excavated materials off site, and construction crews and equipment will also increase the daily trips on Los Trancos Road and Alpine Road. Thus, construction of the project would result in localized congestion due to truck traffic associated with construction. The applicant has indicated that there would be an estimate total of 150 construction trips over the 18 month construction period. However, construction traffic impacts would be temporary and are anticipated to not substantially disrupt peak traffic hours which would result in a less than significant impact. Conditions of approval for standard traffic control measures, incorporated as part of an approved construction management plan (secured before building permit issuance) would include the following in order to minimize temporary traffic congestion during grading and construction activities:

Mitigation Measures:

None required.

P. 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?	5,12				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?	5,12				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?	5,12				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	5,12				X
e) Result in a determination by the wastewater treatment provider which serves or may					

Issues and Supporting Information Resources Would the project:	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	12				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	12				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?	12				X
h) Result in a substantial physical deterioration of a public facility due to increased use as a result of the project?	12				X

DISCUSSION:

The proposed residential project would not significantly increase the demand on existing utilities and service systems, or use resources in a wasteful or inefficient manner. Standard conditions of approval require the applicant to submit calculations by a registered civil engineer to show that the on-site and off site water, sewer and fire systems are capable of serving the needs of the development and adjacent properties during peak flow demands.

Trash and recycling facilities that currently serve the existing single-family residences in the area will be used by the proposed dwelling, which would not be expected to cause a significant impact.

Mitigation Measures:

None required.

Q. 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?	1,2,5,11			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,	1,2,5				X

Issues and Supporting Information Resources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project: the effects of other current projects, and the effects of probable future projects)?					
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	1,5,12				X

DISCUSSION:

The proposed new residence will not substantially degrade the surrounding environment, impact protected trees, impact wildlife species or their habitat, or eliminate important examples of cultural history or pre-history. The project would create less than significant impacts on the quality of the environment. When considered with other current projects and reasonably foreseeable future projects, the project is not anticipated to result in cumulatively significant impacts.

Global Climate Change Impacts:

The potential effect of greenhouse gas (GHG) emissions on global climate change is an emerging issue that warrants discussion under CEQA. Unlike the pollutants discussed previously that may have regional and local effects, greenhouse gases have the potential to cause global changes in the environment. In addition, greenhouse gas emissions do not directly produce a localized impact, but may cause an indirect impact if the local climate is adversely changed by its cumulative contribution to a change in global climate. Individual projects contribute relatively small amounts of greenhouse gases that when added to all other greenhouse gas producing activities around the world result in increases in these emissions that have led many to conclude is changing the global climate. However, no threshold has been established for what would constitute a cumulatively considerable increase in greenhouse gases for individual development projects.

The State of California has taken several actions that help to address potential global climate change impacts. Although not originally intended to reduce greenhouse gas emissions, California Code of Regulations Title 2 re4 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings, was first established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods.

In 2006, the California State Legislature adopted AB 32, the California Global Warming Solutions Act of 2006. AB 32 describes how global climate change will impact the environment in California. The impacts described in AB 32 include changing sea levels, changes in snow pack and availability of potable water, changes in storm flows and flood inundation zones, and other impacts. The list of impacts included in AB 32 may be considered substantial evidence of environmental impacts requiring analysis in CEQA documents. AB 32 focuses on reducing GHG in California. The GHG emissions reductions found in AB 32 and Executive Order S-3-05, signed in June 2005, are consistent with the climate stabilization models produced by the International Panel on Climate Change (IPCC). These climate stabilization models show that if GHG emissions are reduced to the levels shown in Executive Order S-3-05, the climate will stabilize at approximately a 2 degree Celsius rise, averting the worst impacts associated with global climate change. GHG as defined under AB 32 include: carbon dioxide, methane,

nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. AB 32 requires the CARB, the State agency charged with regulating statewide air quality, to adopt rules and regulations that would achieve greenhouse gas emissions equivalent to statewide levels in 1990 by 2020.

In June 2008, the California's Office of Planning and Research (OPR) issued an interim Technical Advisory on the role of CEQA in addressing climate change and GHGs. As part of the advisory, OPR asked the California Air Resources Board (ARB) staff to recommend a method for setting statewide thresholds of significance for GHG emissions, to encourage consistency and uniformity in the CEQA analysis for GHG emissions throughout the state. ARB is currently developing recommended statewide interim thresholds of significance for GHGs that may be adopted by local agencies for their own use. On October 24, 2008, ARB released the Preliminary Draft Staff Proposal on the Recommended Approaches for Setting Interim Significance Thresholds for Greenhouse Gases under the California Environmental Quality Act. The proposal, which is currently undergoing public review, focuses on common project types that, collectively, are responsible for substantial GHG emissions – specifically, industrial, residential, and commercial projects. The report proposes a quantitative threshold of 7,000 metric tons of CO₂ equivalent per year (MTCO₂e/year) for operational emissions (excluding transportation) associated with industrial projects, and performance standards for construction and transportation emissions. ARB staff intends to make its final recommendations on thresholds in 2009, but currently no quantitative, significant criterion has been adopted for determining impact significance.

According to the OPR interim Technical Advisory, in the absence of clearly defined thresholds for GHG emissions, CEQA requires that lead agencies disclose and mitigate such emissions to the extent feasible whenever the lead agency determines that the project contributes to a significant, cumulative climate change impact. The advisory recommends identifying and quantifying, to the extent possible, GHG emissions, assessing the significance of the impact, and identifying alternatives or mitigation measures to reduce impact significance, as appropriate. In the absence of adopted significance thresholds for GHG emissions, the following discussion is provided to disclose qualitatively the potential effects of the proposed project (from both construction and operation) on global climate change.

The project would generate GHGs during construction and ongoing operations. During construction, the operation of heavy construction equipment would be the primary source of GHGs. However, these emissions would in effect be temporary, for approximately 18 months, and would cease upon completion of construction. For that reason and given the relatively small-scale of construction, the project is not expected to result in a net increase in GHG emissions that would significantly delay or hinder the State's ability to meet the reduction targets contained in California Governor's Executive Order S-3-05 and the impact is considered less than significant. The applicant has agreed to include the following construction management measures that will help reduce the Project's GHG emissions:

- a. The contractor will be required to reduce emissions through any of the following options or others that achieve reduction in overall emissions: use late-model engines, low-emission diesel products or alternative fuels (e.g., Lubrizol, Puri NO_x, biodiesel fuel) in all heavy duty off-road equipment.
- b. The contractor will be required to minimize idling time for all heavy-duty equipment when not engaged in work activities, including on-road haul trucks while being loaded or unloaded onsite. The contractor will also ensure proper maintenance of these construction vehicles and equipments, such as tuning up and filtering of the mufflers of the vehicles.
- c. A City-approved Construction Waste program will be in place prior to start of project construction. The Plan will demonstrate the diversion from landfills and recycling of all

nonhazardous, salvageable and re-useable wood, metal, plastic and paper products during construction.

The project will be constructed of all new products, many of which will have high-recycled-material content. Construction materials and products will be delivered to the site by trucks via designated truck routes. Following construction the use of the new building is expected to generate minor quantities of GHG emissions over the long-term. The primary sources of GHG emissions would be associated with vehicle trips of occupants of the new home and their guests.

Given the overwhelming scope of global climate change, it is not anticipated that a single development project would have an individually discernable effect on global climate change (e.g., that any increase in global temperature or rise in sea level could be attributed to the emissions resulting from one single development project). Rather, it is more appropriate to conclude that the greenhouse gas emissions generated by the proposed project would combine with emissions across the state, nation, and globe to cumulatively contribute to global climate change.

In an effort to make a good faith effort at disclosing environmental impacts and to conform with the CEQA Guidelines [§16064(b)], it is the City's position that, based on the nature and size of this project, and the proposed measures to reduce GHG emissions, the proposed project would not impede the state's ability to reach the emission reduction limits/standards set forth by the State of California by Executive Order S-3-05 and AB 32. For these reasons, this project would not make a cumulatively considerable contribution to global climate change associated with greenhouse gas emissions. As such, impacts are considered less than significant.

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. Uniform Building Code (UBC) Standards
5. Project Plans, Devcon Construction Inc., submitted on October 9, 2007
6. Geotechnical Investigation for Langenskiold Residence, 805 Los Trancos Road, prepared by Murray Engineers, Inc., September 2007
7. Biotic Study, prepared by WRA Environmental Consultants, May 27, 2008
8. Alquist-Priolo Earthquake Fault Zone Map
9. Palo Alto Tree Technical Manual, Municipal Code Chapter 8.10.030, June 2001
10. Important Farmland in California Map, California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, 2004
11. Agricultural Preserves Map, California Department of Conservation, Division of Land Resources
12. City of Palo Alto Departmental Review.
13. Tree Survey & Appraisals, prepared by McClenahan Consulting, LLC, September 8, 2008 and as amended, October 19, 2009

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.	

Elena Lee, Senior Planner

4/28/10

Date

805 Los Trancos Road

14PLN-00425

Mitigated Negative Declaration
Addendum

January 2015

Table of Contents

1.0 Preface and Summary.....	3
<i>California Environmental Quality Act (CEQA)</i>	3
<i>Addendum Finding</i>	4
2.0 Site Location and Land Uses.....	6
3.0 Project Description	7
4.0 Environmental Setting and Impacts.....	8
<i>A. Aesthetics</i>	8
<i>B. Agricultural Resources</i>	8
<i>C. Air Quality</i>	8
<i>D. Biological Resources</i>	9
<i>E. Cultural Resources</i>	9
<i>F. Geology, Soils and Seismicity</i>	9
<i>G. Hazards and Hazardous Materials</i>	10
<i>H. Hydrology and Water Quality</i>	10
<i>I. Land Use and Planning</i>	10
<i>J. Mineral Resources</i>	10
<i>K. Noise</i>	10
<i>L. Population and Housing</i>	11
<i>M. Public Services</i>	11
<i>N. Recreation</i>	11
<i>O. Transportation and Traffic</i>	11
<i>P. Utilities and Service Systems</i>	11
<i>Q. Mandatory Findings of Significance</i>	11

1.0 Preface and Summary

A Mitigated Negative Declaration was circulated by the City of Palo Alto in March 2010, to analyze the impacts of a proposed single-family residential structure and ancillary site improvements at 805 Los Trancos Road. The project reviewed in the Mitigated Negative Declaration included an 11,184 square foot residential building (including a livable basement area) and site improvements including a swimming pool and a small vehicular bridge over Buckeye Creek. The Mitigated Negative Declaration was made available to the public for a 30-day review period. The Planning and Transportation Commission conducted a public hearing on the item on May 19, 2010 and recommended approval of the project to the City Council, where approval was granted on June 21, 2010.

Since the City Council's approval, the project proponent has made changes to the scope of the project. The key changes to the project include:

1. Reduction in overall size from 11,184 square feet to 5,689 square feet;
2. Elimination of the basement and second floor of the building; and
3. The orientation of the building.

The revised project has also updated the following technical studies:

1. Geotechnical Engineering Report
2. Arborist Report
3. Biotic Report

California Environmental Quality Act (CEQA)

California Code of Regulations Title 14 (hereinafter, "State CEQA Guidelines"), sections 15162 through 15164 discuss a lead agency's responsibilities in handling new information that was not included in a project's Final Environmental Impact Report (EIR) or Negative Declaration.

Section 15162 of the State CEQA Guidelines provides:

- (a) When an EIR has been certified or Negative Declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or Negative Declaration was adopted shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Section 15164 of the State CEQA Guidelines provides:

Where some changes or additions are necessary to the previously approved Negative Declaration, but none of the changes or additions meet the standards as provided for a subsequent Negative Declaration pursuant to State CEQA Guidelines, Section 15162, then the lead agency is directed to prepare an Addendum to the adopted Negative Declaration (State CEQA Guidelines, Section 15164). Further, the Addendum should include a “brief explanation of the decision not to prepare a subsequent Negative Declaration pursuant to Section 15162,” and that “explanation must be supported by substantial evidence” (State CEQA Guidelines, Section 15164 [e]). The addendum need not be circulated for public review, but may simply be attached to the adopted Negative Declaration (State CEQA Guidelines, Section 15164 [c]).

Addendum Finding

On the basis of substantial evidence in the light of the whole record, the proposed revisions to the original project do not meet the criteria in Section 15162 requiring a Subsequent Negative Declaration. The proposed changes do not increase any severity towards environmental issues discussed in the previous Mitigated Negative Declaration. The proposed project does not require any additional mitigation measures. Two previously identified mitigation measures

remain valid and adequate to reduce potential impacts to less than significant levels. Therefore, an addendum to the previously adopted Mitigated Negative Declaration is warranted.

2.0 Site Location and Land Uses

The project site is a vacant parcel (APN 182-36-022) located in the foothills of the Santa Cruz Mountains in the western portion of the City of Palo Alto, in the northern part of Santa Clara County, west of Interstate 280.

The site is located in an area predominately characterized by publicly and privately owned open space. The property is bordered by Los Trancos Creek to the west and the Town of Portola Valley beyond; Los Trancos Road to the north and to the east; and a vacant parcel to the south. The existing site has no above grade improvements. Views from the portion of the site to be improved and constructed on are to the west towards Portola Valley. A bypass of Buckeye Creek traverses the site and connects with Los Trancos Creek.

3.0 Project Description

The proposal includes construction of a 5,689 square foot (sf), single-story single-family residence. The project also includes landscape improvements, including a swimming pool and spa. The architectural style of the proposed residence is described by the applicant as Modern Equestrian style. The home is set in the existing clearing to minimize impacts to existing trees and remains clear of Los Trancos and Buckeye creeks. The residence consists of common areas and bedrooms with one of the bedrooms and the master bedroom connected by narrow hallways. The exterior walls include a variety of treatment including reclaimed barn wood, and smooth finish stucco. The flat roof is an oxford-gray color membrane material. Fenestration adds opacity to the house and the overall color palette includes warm and natural colors that blend into the surrounding hills and vegetation.

The landscape plan is designed to fit seamlessly with the existing natural areas of the site. Plant materials would be selected for water conservation and low-maintenance characteristics. Special consideration is placed on the preservation of the existing oak trees onsite.

4.0 Environmental Setting and Impacts

The Mitigated Negative Declaration prepared for the original project did identify two mitigation measures (Biological and Geological) to be implemented along with standard conditions of approval to reduce identified potential significant impacts related to any of the discussed topics to a level of less than significant.

The purpose of this section of the amendment to the Mitigated Negative Declaration is to determine whether the revised project would result in any potentially significant impacts that were not identified for the original project.

A. Aesthetics

The revised project is not expected to result in any new or increased aesthetic impacts. The floor area of the project was reduced from 11,184 square feet to 5,689 square feet. The project proposes a single-story structure not taller than 15 feet, instead of two stories as previously proposed.

The exterior walls include a variety of treatment including reclaimed barn wood, and smooth finish stucco. The flat roof is an oxford-gray color membrane material. Fenestration adds opacity to the house and the overall color palette includes warm and natural colors that blend into the surrounding hills and vegetation.

The landscape plan is designed to fit seamlessly with the existing natural areas of the site. Plant materials would be selected for water conservation and low-maintenance characteristics. Special consideration is placed on the preservation of the existing oak trees onsite.

Light and glare impacts are also not expected to be greater than were identified for the original project.

B. Agricultural Resources

The environmental setting has not changed and the revised project does not change the previous “no impact” finding.

C. Air Quality

The revised project is not expected to result in any new or increased air quality impacts. The air quality analysis contained in the Mitigated Negative Declaration for the original project concluded that the project's vehicle trip generation rate was not high enough to create a significant air emissions impact. The proposed basement for the project has been eliminated in the revised proposal, which reduces excavation and related hauling activities. The revisions do

not increase the amount of trips to the site. Therefore, the revised project will not result in a significant air emissions impact.

D. Biological Resources

The revised project is not expected to result in any additional biological resources impacts.

Neither the original or revised projects are expected to conflict with the Comprehensive Plan or the Tree Protection ordinance for preservation of biological resources on the site. The revisions would not substantially affect the existing biological resources beyond what was identified in the Mitigated Negative Declaration. Tree preservation criteria are contained in the recommended conditions of approval. The previous Mitigation Measure regarding roosting bats and migratory birds remains valid and adequate to be implemented by the proposed project:

Mitigation Measure D-1: Removal of any on-site trees shall be conducted between September 1 and February 1 to avoid roosting bats and nesting migratory birds. If tree removal must be conducted outside this period, a survey of the tree must be performed by a qualified biologist. Should any species be found, an exclusion zone with a radius to be determined by project biologist, but no less than 50 feet, should be established.

E. Cultural Resources

The environmental setting has not changed and the revised project is not expected to result in any cultural resources impacts beyond what was previously discussed. The elimination of the basement component of the project lessens the possibility of encountering archeological artifacts.

F. Geology, Soils and Seismicity

The environmental setting remains the same. An updated geotechnical report was submitted with the revised project. The findings within the report will augment the previous Mitigation Measure, which remains valid and adequate:

Mitigation Measure F-1: Implementation of the construction techniques and erosion control measures required by the City of Palo Alto Public Works Department and requirements listed in the Geotechnical Investigation prepared by ~~Murray Engineers, Inc. (dated September 2007)~~ Earth Systems Pacific (dated October 2014) would reduce the geotechnical impacts to a less than significant level. Such measures include:

- A grading permit will be required. Include a table on the site plan showing the quantities of cut and fill.
- The plan set must include a grading and drainage plan prepared by a licensed professional that includes existing and proposed spot elevations and drainage flow

arrows to demonstrate proper drainage of the site. Adjacent grades must slope away from the house a minimum of 2%. Downspouts and splash-blocks should be shown on this plan, as well as any site drainage features, such as swales, inlets and outlets.

G. Hazards and Hazardous Materials

The environmental setting has not changed and the revised project is not expected to result in any hazards and hazardous materials impacts beyond what was previously discussed. The project would remain consistent with the most recent water quality regulations in effect.

H. Hydrology and Water Quality

The environmental setting has not changed and the revised project is not expected to result in any hydrology and water quality impacts beyond what was previously discussed.

I. Land Use and Planning

The revised project is not expected to result in any new or increased land use or planning impacts.

The project proposes a reduction in square footage, the elimination of a second story and basement. An updated arborist report evaluated the health of the trees on site. The City's zoning ordinances have been updated regarding development in Open Space areas since the adoption of the original Mitigated Negative Declaration and the project is consistent with these regulations.

The proposed revised project is not expected to conflict with the Comprehensive Plan designation for the site, the zoning ordinance, or any existing environmental plans or policies.

J. Mineral Resources

The environmental setting has not changed and the revised project is not expected to result in any mineral resources impacts beyond the "no impact" finding previously made.

K. Noise

The environmental setting has not changed and the revised project is not expected to result in any noise impacts beyond what was previously discussed.

The revised project maintains consistency with the Comprehensive Plan and Noise Ordinance for exposure or generation of noise on the site.

L. Population and Housing

The environmental setting has not changed and the revised project is not expected to result in any population and housing impacts beyond what was previously discussed.

M. Public Services

The environmental setting has not changed and the revised project is not expected to result in any public services impacts beyond what was previously discussed.

Impact fees are collected to ensure service levels are satisfactory and are adjusted annually.

N. Recreation

The environmental setting has not changed and the revised project is not expected to result in any Recreation impacts beyond what was previously discussed.

Impact fees are collected to ensure service levels are satisfactory and are adjusted annually.

O. Transportation and Traffic

The revised project is not expected to result in any transportation and traffic impacts beyond what was previously discussed.

P. Utilities and Service Systems

The environmental setting has not changed and the revised project is not expected to result in any utilities and service systems impacts beyond what was previously discussed. The basement component of the project was eliminated, so excavation and hauling are less, resulting in fewer construction related trips.

Q. Mandatory Findings of Significance

The adopted Mitigated Negative Declaration discussed the issue of Greenhouse Gas Emissions before the issue became an individual item in the initial study checklist pursuant to the State CEQA Guidelines Updates. The revised project is not expected to result in any greenhouse gas emissions impacts beyond what was previously discussed.

Leonard Lehmann
850 Los Trancos Road
Portola Valley (City of Palo Alto), CA 94028

 FILE COPY

City of Palo Alto Planning
c/o Sheldon S. Ah Sing, AICP
M-Group | Senior Planner
579 Clyde Avenue, Suite 340
Mountain View, California 94043

Re: Application by Langenskiold Family Trust
For a new residence at 805 Los Trancos Rd, City of Palo Alto
APN 182-36-022

January 11, 2015

Dear Mr. Sing:

I reside at 850 Los Trancos Road, in the City of Palo Alto, and my parcel is immediately adjacent to the subject parcel of the application referenced above.

The applicant met with me, last week, to brief me on plans for development. I've also had an opportunity to review a plan set dated December 10, 2014.

I think this is a great plan, respectful of the Open Space Zone and the surrounding neighbors, and complying with the guidelines for development in the Open Space. It appears to be a less-intensive development than what is permitted under the zoning ordinance. I don't see anything in the plan which is of concern to me, and I wholly support the project. We look forward to welcoming this family to our neighborhood.

Please send me notices of future public hearings and other such public communications relating to this project. My postal address is given above. Mail sent to me at 850 Los Trancos Rd, Palo Alto, CA 94304, will likely be returned as undeliverable.

Please add this letter to the public file on this project, and please copy this letter to city boards or commissions that will consider this planning application.

Respectfully,



Leonard Lehmann

From

Bert Bower
830 Los Trancos Road
Portola Valley, CA 94028

To

Sheldon S. Ah Sing, AICP
M-Group | Senior Planner
579 Clyde Avenue, Suite 340
Mountain View, CA 94043

Date

January 10, 2015

RE

Proposed Development at 805 Los Trancos Road

Steve and Denise Henry have met with me regarding the development of their proposed home at 805 Los Trancos Road. They have made a real effort to get to know the neighbors and share their proposed plans. Through this dialogue, I have learned that their home will be well-sited, well constructed, and environmentally sound.

I believe the Henrys, and their home, will be a tremendous asset to the neighborhood. I strongly encourage you to green light this excellent project.

Sincerely,



Bert Bower

January 10, 2015

The City of Palo Alto
c/o Sheldon S. Ah Sing, AICP
M-Group | Senior Planner
579 Clyde Avenue, Suite 340
Mountain View, California 94043

Subject: 805 Los Trancos house— Henry Family

Dear Sheldon,

My family owns the property at 575 Los Trancos Road, which is adjacent to 805 Los Trancos Road. I have met with the Henry Family in regards to their proposed house at 805 Los Trancos Road. The house would be a very nice addition to the area. The design of the home is carefully thought out, and blends in very nicely with the natural landscape with the earth tones of the home. Additionally, this home is “green” in its design, including reclaimed barn wood, solar, drought tolerant landscaping, with a goal of a net zero home with respect to energy consumption. We are in support of the City approving this home.

Sincerely,

Conroe Family Trust

A handwritten signature in blue ink, appearing to be 'N. Conroe', is written over a light blue rectangular background.

The City of Palo Alto

C/O : Sheldon S. Ah Sing, AICP

M-Group | Senior Planner

579 Clyde Avenue, Suite 340

Mountain View, California 94043

January 21, 2015

Subject: 805 Los Trancos house submittal – Henry Family

Sheldon,

We currently live at 810 Los Trancos Road, across the street from 805 Los Trancos Road and have recently reviewed the plans the Henry Family has for their future home at 805 Los Trancos Road. Steve Henry came up to our home to review them with us.

We support the home and think it would be a nice addition to the neighborhood.

Sincerely,



Tim Brady

810 Los Trancos Rd

The City of Palo Alto
C/O : Sheldon S. Ah Sing, AICP
M-Group | Senior Planner
579 Clyde Avenue, Suite 340
Mountain View, California 94043

January 13, 2015

Subject: 805 Los Trancos house submittal – Henry Family

Sheldon,
We currently live at 610 Los Trancos Road and have recently reviewed the plans the Henry Family has for their future home at 805 Los Trancos Road.
We support the home and think it would be a nice addition to the neighborhood.

Sincerely,

Two handwritten signatures in black ink. The first signature is on the left, appearing to be 'Scott', and the second is on the right, appearing to be 'Susan'. Both are written in a cursive, flowing style.

Scott & Susan McNealy
610 Los Trancos Rd

Planning and Transportation Commission
Verbatim Minutes
February 11, 2015

DRAFT EXCERPT

Public Hearing

805 Los Trancos Road (14PLN-00425) (*Quasi-Judicial): Request by EID Architects for a Site and Design review of a new 5,689 sf single-story, single-family home, and associated site improvements on a 3.5 acre parcel of land. Zoning District: Open Space (OS). Environmental Assessment: Mitigated Negative Declaration approved in June 2010 and addendum attached. For more information contact Sheldon Ah Sing at sheldon@mplanninggroup.com.

Chair Tanaka: and let's move on to Item 2, which is 805 Los Trancos Road. This is a quasi-judicial item and I think Commissioner Gardias is recusing himself due to a conflict. And so does staff or the applicant, does the applicant have a presentation or does the staff give a presentation first?

Sheldon Ah Sing, M-Group: Yes, I'm Sheldon Ah Sing, Planning Consultant, and I do have a presentation on behalf of the staff as well as the applicant does have a presentation.

Chair Tanaka: Ok, do you want to proceed?

Mr. Sing: Thank you. So this is a site and design review for 805 Los Trancos. The property is a three and a half acre site with approximately a half acre site clearing where the house would be proposed. The project proposed construction of a single-story 5,689 square foot home with other site and landscape improvements. Just for the Commission's information the site previously had approval for a house that was twice the size and included two stories and a basement. So this is a reduction in size and scale for this property. The subject property is located in the Open Space (OS) zoning district and the purpose of the district is to protect and preserve open space land as limited and valuable resource while permitting reasonable uses. All properties within the OS district are subject to site and design combining district regulations.

The project will comply with the OS district, establishes a 12 review criteria taken from the City's Comprehensive Plan, and staff provided the project compliance analysis in Attachment A, the record of land use action. The three key issues for the project include visibility of the improvements and I have a slide later that will demonstrate that. The protection of mature trees; in that case there's an updated arborist report that was submitted and describes the conditions of trees on the site, and includes a tree protection plan. Seven trees are proposed to be relocated as well as seven trees are proposed to be removed because of conflicts with construction. None of the site's 15 protected trees are affected. Urban Forestry staff has reviewed the plans and determined that the project is in good shape for the tree protection and the site planning of the project minimizes impacts to the onsite trees. And the other issue is impervious coverage and I do have another slide on that later.

So the location of the project is in a woodland area and also meadow area surrounded by mature trees. And those trees do screen the proposed location of the property as well as the improvements. To the east is Los Trancos Road and the western boundary is Los Trancos Creek as well as the City limits. So Los Trancos Road just to put things in context is at the same elevation as the proposed top of the roof of the house. So you'd be looking down, Los Trancos Road you'd be looking down on the project site and the site does include screening by redwood trees and other trees associated with riparian corridor.

So just walk you through kind of the picture in the top left and then working our way down it gives you a little context of the site and that it is shrouded by dense and mature shrubbery and trees and there will also be proposed new vegetation that would screen views from Los Trancos Road so if you move to the top right picture that's really the one view from Los Trancos Road that you can see to the site. The

1 applicant does propose to plant some redwood trees there and that would screen the site further. And
2 then as you go down those views are again are from Portola Valley on that road on the other side of Los
3 Trancos Creek you can't see through because of the mature riparian habitat trees. And then pictures at
4 bottom show the story poles are erected and you can see the height of the building is about half of the
5 height of the trees that are on the site that would fully screen it and then the simulation on the right
6 includes what the buildings would look like on the site and it does blend very well. The designed house
7 includes earth tone colors, fenestration increases transparency, and the driving bridge that are proposed
8 would also be designed to be rustic in appearance. All these characteristics together would limit the
9 homes visibility.

10
11 So this is the site plan and this project is consistent with the City's impervious cover standard. The
12 project's driveway is exempt from the, exempt from the standard except for a turnaround because of its
13 width as well as the use of gravel. So walkways have a permeability factor so that it's not completely
14 impervious. So all that together the project does comply with the City standard.

15
16 So in conclusion staff has received some letters in support of the project. The applicant's done a pretty
17 good job by going to the neighbors and showing them the plans and they've responded by sending the
18 City some letters in support of the application. The project is consistent with the City's Comprehensive
19 Plan and zoning standards and therefore the recommendation is to recommend that the City Council
20 approve of the site and design review to allow the construction of the proposed single-story single-family
21 residence and associated site improvements based upon the findings and conditions of approval
22 contained in the record of land use action. That concludes my presentation. I'd be happy to answer any
23 questions. The applicant is also here with a presentation.

24
25 Chair Tanaka: Ok, are there any questions now? Just pull the light. Go ahead.

26
27 Commissioner Alcheck: Ok, so I have two questions just about the process. The first is how, how, what's
28 the relevance of letters from neighbors in the review process? I'm just curious if there had been a
29 negative letter like how would that have played a role in the staff's evaluation of the project's satisfying
30 the requirements.

31
32 Mr. Sing: So this is a public hearing, essentially a public hearing and part of the process is to send a
33 notice out to those that own property within 600 feet I believe and as well as having a notice on the
34 property and a notice in the newspaper. So any public testimony that includes people showing up for the
35 hearing or as well as getting written letters are really part of the record and part of the process and they
36 may give some insight to something that staff didn't see or didn't quite have a sensitivity to because it's
37 particularly their issue. So I think in this case where the letters were in support that just shows that in
38 general they're happy with this project.

39
40 Commissioner Alcheck: Ok, and then my second question is we talk about like color scheme and the
41 environment that surrounds it. I'm just curious is there, are there limitations moving forward after
42 development that restrict homeowners in these areas from repainting their homes different colors? I
43 mean I only say that because that would that seems...

44
45 Ms. Sing: Yeah, so there are findings I think the Commission and Council have to make regarding the
46 colors and how the project does blend in with its surrounding, but I think your question might be after
47 the approval and (interrupted)

48
49 Commissioner Alcheck: Right.

50
51 Mr. Sing: Maybe the homeowner decides to paint the house a different color (interrupted)

52
53 Commissioner Alcheck: Five years from now.

54
55 Jonathan Lait, Assistant Director: So I think that we're looking as part... so if, so no I guess is the short
56 answer. It would be a prohibition about doing some alterations to colors; however if those colors were

1 not in keeping with the intention to mimic the scenic area, the surroundings or stood out in a way that
2 brought undo attention to the building then I would, we would conclude that that is inconsistent with the
3 Commission or ultimately the City Council's approval of the project and that would be enforceable action.

4
5 Commissioner Alcheck: Yeah, no I don't see that being an issue here. I'm just sort of wondering about
6 sort of the effectiveness of a process that evaluates a color scheme that in theory doesn't, you can't
7 really enforce long run, which is ok by me because (interrupted)

8
9 Mr. Lait: Well, I think you can enforce the concept, but if they do a different shade I think what we're
10 looking for is conceptually is it going to be something that is compatible and fit in with the landscape.

11
12 Commissioner Alcheck: Which makes sense.

13
14 Mr. Lait: Yep.

15
16 Commissioner Alcheck: Ok, those are my questions.

17
18 Chair Tanaka: Commissioner Rosenblum.

19
20 Commissioner Rosenblum: Thank you. I also have no major problems with the recommendation. I think
21 it seems like the site was approved for a much larger structure, it's a smaller structure, but I also just
22 have a question about how staff actually makes its recommendation in this case. So in terms of for
23 example the visibility of the site, what is the standard?

24
25 Mr. Sing: So I think a part of it is really going out to the site. It's hard to really do something without
26 kind of do something in the office by going to the site, taking into that context of it, reviewing those
27 plans, in this case looking at that the site's actually lower than Los Trancos Road also you have those
28 mature trees and what they are proposing so you've got to kind of look ahead a little bit what would the
29 site be like maybe in five years with that mature, mature trees then also going maybe to some off site
30 locations and trying to see is there a vantage point you can actually see the project and in this case you
31 really can't, given that it's a single-story house. It's going to be below the road and as well as from the
32 other direction with the riparian habitat even when we're in a draught those trees were very green.

33
34 Commissioner Rosenblum: That is the standard that from any vantage point you could not see the
35 structure, is that correct? Is that what you're trying to?

36
37 Mr. Sing: So I think what I'm trying to say is that's part of it that goes into it. There's a reality that at
38 some point you're going to be at maybe a vantage point where you can see it (interrupted)

39
40 Commissioner Rosenblum: Yeah.

41
42 Mr. Sing: And then is that something you work with the applicant to try to reduce that impact, but some
43 vantage points you may see it.

44
45 Commissioner Rosenblum: Ok. That's helpful and like I said it's a one-story dwelling and a space that
46 had been approved for a much larger dwelling. Based on the rendering of it, it seems the reasonable
47 person standard would you be offended by this walking across it doesn't seem to be, but I didn't know
48 against what standard are you measuring this. So thank you.

49
50 Mr. Lait: Right, and if I could just add to that it is a somewhat subjective standard. It is not, it is one of
51 the criteria for the open space review that this body is considering in its recommendation to the City
52 Council and that that standard is that the development should not be visually intrusive from the public
53 roadways and public parklands. So that's the standard by which we make our recommendations.

54
55 Chair Tanaka: Ok so let's move on and have the applicant give their presentation. You have up to 10
56 minutes.

1
2 Stuart Welte, EID Architects: Good evening Commissioners. My name is Stuart Welte, I'm the Architect
3 at EID Architects and I would like to introduce the homeowners. First of all they'd like to just say a
4 couple of words.

5
6 Steve Henry: My name's Steve... let me get used to this, my name's Steve. I'm here with my wife
7 Denise. We have three daughters ages 9, 12, and 13 to give you guys some context. We're very excited
8 about this home. It'll be our family's residence. It's where we live. There was some mention earlier
9 about going out to the community meeting with some, meeting with everyone. We live in Menlo Park
10 right now, West Menlo Park. It's a very tight knit community so we wanted to meet our neighbors.
11 We've done that over the last several months, been very enjoyable. So that was a big plus for us to get
12 to know people.

13
14 In terms of the house I'm 44 years old. I'm an avid surfer. My wife and I have been members of the
15 Surf Rider Foundation. I don't know if any of you heard about that; very, very involved from a kind of
16 environmental standpoint. This type of home, a single-story green passive home with these natural kind
17 of earth tones is what we would select with or without City Council. So having kind of a net zero type
18 home that's our objective here as what we want to do again with or without the rules that are kind of
19 above my head. I'll let Stuart talk to you about that, but the staff's been very professional. They've been
20 cooperative to work with so far. We ask for your support tonight and with that I'll hand it over to Stuart.

21
22 Mr. Welte: Thank you Steve. So I'll try and keep it very brief and then be plenty of time for questions if
23 you have such, if not that's fine. I know that your time is important so I don't want to belabor the
24 process or the set I know you've looked at very thoroughly. The let's see there's a... there we go. So we
25 just put a quick PowerPoint together to show to illustrate some of the important points again in that we
26 are developing the home much smaller than what was previously approved, much lower to the ground,
27 much more sensitive to the rolling nature of the site and keeping the sightlines and the natural materials
28 very much in mind and keeping the planning of the home in the portion of the site that is already open
29 and minimize the impact on the surrounding trees.

30
31 Let's see here... The one of the slides that's coming up if the oh there it goes. I guess you roll the, you
32 roll the roller forward is that how this works? Just trying to go forward. Well, in lieu of the PowerPoint
33 that I can't seem to operate basically what it's full of is images of projects that we've done in the past
34 that are similar and to show the very natural materials and the complementary colors and textures that
35 we try so hard to develop into our buildings. We focus on green design and sustainability. We have
36 done so for decades to the point where actually in 2005 Governor Schwarzenegger awarded us the
37 Governor's Award for Sustainability in Design and it was very fortunate for us to receive that. We have
38 worked very hard with all sorts of every agency you could ever name. We have all the certifications. We
39 design passive homes; everything we do is Leadership in Energy & Environmental Design (LEED)
40 Platinum or zero energy. We have the first passive home in Palo Alto in fact and the first passive
41 commercial building that we designed in Palo Alto, which is where our office is at 412 Olive and you're
42 welcome to come by any time and see how it actually feels and lives and what that sort of a building
43 really means to you on a daily basis.

44
45 The in this particular site we're bringing all of those qualities into Steve and Denise's new home. We're
46 trying to keep it humble, keep it natural, and at all occasions all opportunities break the home down into
47 smaller components to more appropriately fit into smaller vignette type views and spatial configurations.
48 So that at sometimes the home can function and feel as a home that is suitable for five people to be
49 living in and possibly a guest now and then and that at other times can feel can be compartmentalized
50 and the energy completely turned off in portions of it and be very comfortable in a smaller portion of the
51 home and still from every portion of the building still have the qualities of the site. Still experience the
52 meadow, the trees, the riparian corridor, the creeks, etcetera. We also had a photo in here of a bridge
53 that an idea for the bridge design so that you could see oh, there it goes.

54
55 So that's the Governor's Award photo. This is of some of the assemblies that we incorporate into the
56 buildings. These happen to be panels. Again, we've worked with these assemblies for decades and they

1 don't just make themselves work sometimes. You have to really figure out how to make them work to
2 get to a zero energy building and so we have been doing that. Boy, I don't know why... anyway there's
3 pictures up there of the various types of solar panels, photovoltaic panels, the structured hot water
4 system, plumbing systems. We don't waste any water because there's the push button at every water
5 fixture that allows the water to circulate before you turn the hot water on so you don't have to wait for
6 hot water. All of this stuff is low voltage or fed by the photovoltaic system which is also a low profile
7 system. We also try to put into the set we try to keep the source, the materials sourced locally and also
8 have ESRICC reports for them because we realize that the building codes in the Wildland Urban Interface
9 (WUI) district the Wild Urban, Wildland Urban Interface sort of criteria is very important here.

10
11 In terms of irrigation and plantings we keep it fitting to the site so that's why the trees that we're
12 planting are buckeyes, oaks, trees that fit well and actually we worked closely to really confirm, reconfirm
13 what those trees are we and our landscape architect, the owners of course, and City Arborist sit down
14 and decide where, what are the trees that really fit this site and its particular eco system and where on
15 the site should they be planted. So we do converse with the experts to really decide to make those kind
16 of decisions. We take that philosophy through the whole building and the site and we take it through the
17 whole construction phase.

18
19 There's photos in here of how we recycle. We are talking about 85 percent recycling. A lot of times
20 we're much higher than that. We have photos in here of how we grind and chip and separate and
21 recycle all of the construction waste. The inspector's always remarking about how clean our site,
22 construction sites are because everything is so managed and reused. So in effect most of our sites we
23 say 85 percent because we want to be safe, but often the certificates we receive are in the 95 to 98
24 percent recycling. So we try hard on all those levels all the way through. So that's, that is essentially
25 how we work and how Steve and Denise's home will complement the site and if you have any further
26 questions I'm happy to respond to those.

27
28 Chair Tanaka: Ok, thank you. So let's see does any Commissioner have questions for the applicant?
29 Otherwise what I'll do is we'll do public comment now. If there's any other public comment please give it
30 to staff and you'll be heard on this item. So can the Vice-Chair please read off the first or... ok, so I
31 guess there's no other cards for public comment so we're going to close the public comment part and
32 let's just have a discussion about this item then in terms of its merits. So let's start off with
33 Commissioner Alcheck.

34
35 MOTION

36
37 Commissioner Alcheck: You know it's funny because I was thinking of that like little quote where
38 someone says if a tree falls in a forest no one's there to hear it does it make a sound? And then I was
39 thinking if a garage is bright orange and no one can see it does it really matter if it's bright orange?
40 That's sort of why I was thinking about the colors. I think your color scheme's great. After reviewing the
41 staff report nothing has stuck out to me why we wouldn't proceed with making this recommendation and
42 I'm happy to make that Motion. I just want to add that I'm happy you've chosen to build this home in
43 Palo Alto. This looks like it's going to be a bit hit on house. The, I'm a huge fan of this mid-century
44 modern aesthetic and I just want to sort of suggest that this seems like such an ideal place to build a
45 home that incorporates a lot of this sort of light transmission so you've got a lot of windows and the
46 indoor/outdoor seems to be really emphasized and it's too bad that you won't be able to see it because
47 it's going to be probably a nice little I would assume that it will be fun to ride by this or drive by this
48 home. So anyways if it's ok with the Chair I'll make the Motion to move forward with staff's
49 recommendation.

50
51 SECOND

52
53 Commissioner Downing: Second.

54
55 Chair Tanaka: Ok this Motion has, there's been a Motion and seconded. Does the maker of the Motion
56 want to speak to the Motion any further?

1
2 Commissioner Alcheck: No.

3
4 Chair Tanaka: Ok. Does the second want to speak to it?

5
6 Commissioner Downing: Sure. I'm satisfied with the findings of the staff with all the reports that we've
7 seen, with all these little pictures, materials. Yeah, I sometimes wish the people who came before us all
8 invited us to a housewarming. Thanks.

9
10 VOTE

11
12 Chair Tanaka: Ok. Are there any other comments? Any deliberations anyone wants to have otherwise
13 we could take this to a vote. Ok, seeing no lights on all in favor? Ok. Ok, it looks like we're unanimous.
14 So let's close Item 2. Before we go to Item 3 let's take a quick five minute break because Item 3 might
15 be a little bit long. So it's now 6:42. Let's come back at 6:47.

16
17 MOTION PASSED (5-0-1-1, Commissioner Gardias recused, Commissioner Michael absent)

18
19 **Commission Action:** Motion by Commissioner Alcheck to move forward with staff recommendation,
20 Commissioner Downing second. Motion passed unanimously 5-0-1-1; Commissioner Gardias recused
21 himself due to conflict and Commissioner Michael absent.