



Architectural Review Board

Staff Report (ID # 9343)

Report Type: Action Items **Meeting Date:** 6/21/2018

Summary Title: 3406 Hillview Avenue: New R&D Building (2nd Formal)

Title: PUBLIC HEARING / QUASI-JUDICIAL. 3406 Hillview Avenue [17PLN-00438]: Recommendation on Applicant's Request for Approval of a Site and Design Review to Allow the Demolition of an Existing 62,500 Square Foot R&D Building and Construction of a new two-Story Approximately 82,030 Square Foot Office/R&D Building. This is a Designated Project Under the 2005 Mayfield Development Agreement. Environmental Assessment: An Addendum to the Mayfield Development Agreement Environmental Impact Report has Been Prepared in Accordance With the California Environmental Quality Act (CEQA). Zoning District: Research Park (RP-5(D)). For More Information Contact the Project Planner Graham Owen at Graham.Owen@CityofPaloAlto.org

From: Jonathan Lait

Recommendation

Staff recommends the Architectural Review Board (ARB) take the following action(s):

1. Recommend approval of the proposed project to the Director of Planning and Community Environment based on findings and subject to conditions of approval.

Report Summary

The subject project was previously reviewed by the ARB. An earlier staff report includes extensive background information, project analysis and evaluation to city codes and policies; that report is available online: <https://www.cityofpaloalto.org/civicax/filebank/documents/64836>. A copy of the report without prior attachments is available in Attachment H.

The purpose of this report is to restate the comments made by the Board and detail the applicant's response to those comments. The analysis section below builds upon the information contained in the earlier report and modified to reflect recent project changes.

Background

The ARB reviewed the project on May 3, 2018. A video recording of the Board's meeting is available online: <http://midpenmedia.org/architectural-review-board-74-2-3-2-2/>. The Board's comments and the applicant's response are summarized in the following table, as well as in a letter prepared by the applicant in Attachment B:

ARB Comments/Direction	Applicant Response
Enhance the landscape plan to more fully respond to the open space context.	Comment partially addressed: Landscape plan changes are minor with the resubmittal; however the applicant has provided new and enhanced renderings to more fully illustrate the landscape design intent.
Redesign the stairway along the Hillview Avenue frontage to provide a more inviting entrance to the site, and include all proposed trees in the perspective rendering.	Comment addressed: See Sheets 1.14 and L1.0: The staircase now includes two landings with IPE wood benches with backs. Coast live oaks have been added to the rendering to better illustrate the landscape plan.
Provide seating along Coyote Hill Road and Hillview Avenue.	Comment not addressed: Applicant has concerns about potential nuisance issues and grading.
Reorient the staircase to lead directly to the Hillview Avenue-facing building entrance	Comment not addressed: Applicant has a desire for the staircase to serve both the east and west elevation entrances.
Enhance the building materials on the south elevation to match the quality of the other elevations, and show mature landscaping in the perspective rendering.	Comment addressed: See Sheets 1.15 and 1.33 where a large band of wood composite rainscreen spandrel has been added to the mid-section of this elevation, and the mullion pattern altered to show two panes at each floor level. The perspective rendering has been modified to show mature landscaping.
Reduce the height of the roof screen and relocate the roof equipment area way from the northeast corner.	Comment partially addressed: See 1.41 and 1.42, the roof screen has been reduced in height by approximately 3'-2", however the location remains the same. The applicant has indicated this is to provide optimal area for future solar panels. To

Better screen the view of the parking lot from Coyote Hill Road, or clarify the landscape design intent for this area.

ensure consistency within the plan set, staff recommends adding a condition to limit the height of the screen to 8'-4" from the top of the parapet, and that the east-facing screen wall be pushed to the west in order for the screen to be concealed from pedestrians and vehicles along the Hillview Avenue frontage.

Comment addressed: As shown on Sheets L4.6 and L4.7, the landscape plan for this area includes several shrubs that provide substantial screening which, in combination with the proposed Hungarian oaks, appear to adequately address this comment.

Better integrate stormwater treatment areas with the landscape plan to provide visible and aesthetically-pleasing green infrastructure.

Comment addressed: On Sheet L4.5, the applicant has provided a stormwater treatment diagram that more easily identifies the stormwater treatment areas on the site, and has added stone features and new appropriate plantings.

Explore ways to make the parking lot landscape "finger" islands less formal given the open space context.

Comment not addressed: However, renderings are provided to show the variety of plantings in the parking lot and how they respond to the open space context.

Provide additional detail on the "bird-safe" aspects of the fenestration pattern and glazing.

Comment addressed: See applicant's Response to Comments in Attachment B. Bird-safe glass elements include site and architectural design, interior lighting standards, and the use of fritted and spandrel sections.

Analysis¹

The revised project plans address many, but not all of comments raised at the project's first ARB meeting on May 3, 2018. Significant topics of discussion at the first hearing included the quality of the south building elevation and the landscape plan, and how both integrate with the hillside open space context. The applicant has made revisions to the south elevation that increase the amount of dark spandrel glass surface area, which provides enhanced contrast with the other building materials and stimulates visual interest. With the exception of the areas of the site dedicated for stormwater treatment basins, the landscape plan remains largely

¹ The information provided in this section is based on analysis prepared by the report author prior to the public hearing. The Architectural Review Board in its review of the administrative record and based on public testimony may reach a different conclusion from that presented in this report and may choose to take an alternative action from the recommendation in this report.

unchanged. However, new and revised renderings now provide more illustrative perspectives from Hillview Avenue, Coyote Hill Road, and the southern façade. Other changes requested by the ARB, including benches along the rights-of-way, the relocation of the Hillview Avenue staircase to align with the rear entrance, the relocation of the rooftop mechanical screen from the northeast corner of the building, and the exploration of more “organic” landscape island forms in the parking lot, were not incorporated into the resubmittal, and the applicant has prepared a written response to the comments in Attachment B that explains their rationale. Staff invites the ARB to consider in particular the comments that were raised previously and not incorporated, and whether on balance the project is ready for a formal recommendation.

Environmental Review

The subject project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The project is a designated project subject to the provisions of the Mayfield Development Agreement and the City Of Palo Alto/Stanford Development Agreement and Lease Project Environmental Impact Report (“Mayfield DA EIR”), which contains mitigation measures applicable for all designated projects, including the subject site. These measures include requirements for mitigating potentially significant impacts to cultural resources, traffic, air quality, biological resources, and public health concerns regarding hazardous materials, hazardous waste, and soil and groundwater contamination. This project was reviewed and determined to be consistent with the Mayfield DA EIR. An addendum referencing the project and a copy of the Mitigation Monitoring and Reporting Program (MMRP) for the Mayfield DA EIR has been included in Attachment F and G.

Public Notification, Outreach & Comments

The Palo Alto Municipal Code requires notice of this public hearing be published in a local paper and mailed to owners and occupants of property within 600 feet of the subject property at least ten days in advance. Notice of a public hearing for this project was published in the Palo Alto Weekly on June 8, 2018, which is 13 days in advance of the meeting. Postcard mailing occurred on June 8, 2018, which is 13 days in advance of the meeting.

Public Comments

As of the writing of this report, no project-related, public comments were received.

Alternative Actions

In addition to the recommended action, the Architectural Review Board may:

1. Approve the project with modified findings or conditions;
2. Continue the project to a date (un)certain; or
3. Recommend project denial based on revised findings.

Report Author & Contact Information

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(650) 329-2552

Graham.Owen@cityofpaloalto.org

ARB² Liaison & Contact Information

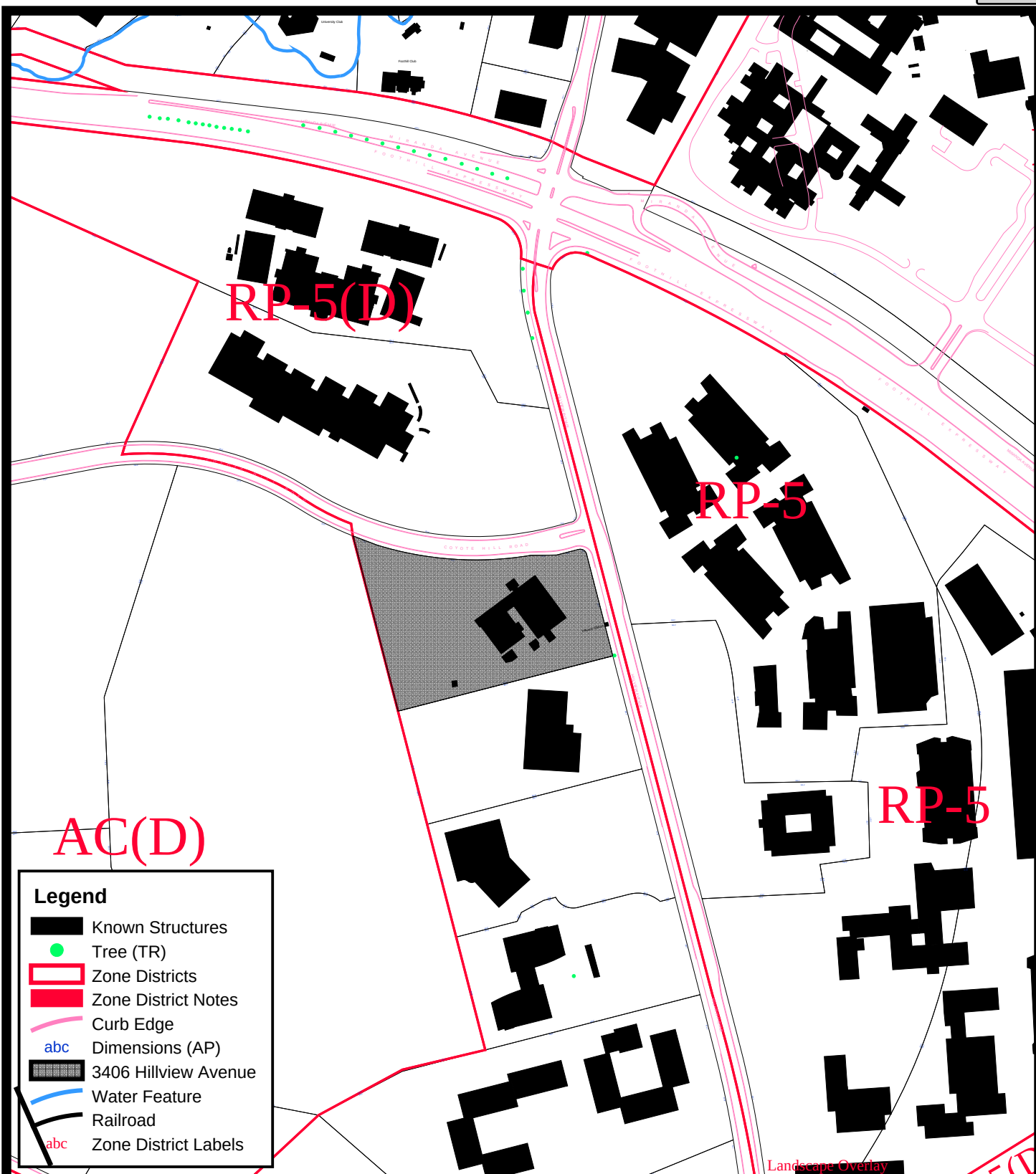
Jodie Gerhardt, AICP, Planning Manager
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Attachments:

- Attachment A: Location Map (PDF)
- Attachment B: Applicant's Project Description and Response Letter (PDF)
- Attachment C: ARB and Site & Design Review Findings (DOCX)
- Attachment D: Draft Conditions of Approval (DOCX)
- Attachment E: Zoning Comparison Table (DOCX)
- Attachment F: EIR Addendum, no appendices (DOCX)
- Attachment G: Mayfield Development Agreement EIR MMRP (PDF)
- Attachment H: May 3, 2018 ARB Staff Report (PDF)
- Attachment I: Project Plans and Environmental Documents (DOCX)

² Emails may be sent directly to the ARB using the following address: arb@cityofpaloalto.org



The City of
Palo Alto



3406 Hillview Avenue

This map is a product of the
City of Palo Alto GIS



STANFORD
UNIVERSITY



Mr. James Keene
City Manager
City of Palo Alto
250 Hamilton Avenue
Palo Alto, California 94301

December 8, 2017

RE: Notification of 3406 Hillview Avenue Status as a Designated Site and Designated Project under the May 24, 2005 Palo Alto / Stanford University Mayfield Development Agreement ("MDA")

Dear Mr. Keene:

Stanford University is submitting a development review application for the City's review and approval of the proposed redevelopment of 3406 Hillview Avenue, Palo Alto, California (the "Property") in the Stanford Research Park. The application states that the 83,030 square foot building will replace an existing structure totaling 62,500 square feet. The application also states that the new building is 82,030 square feet of office/R&D space (total Gross Floor Area) plus 1,000 square feet of bonus traffic-mitigating amenity space allowed under the code.

Pursuant to the May 24, 2005 Mayfield Development Agreement Section 6.3.1 and 6.3.2, this letter serves as written notice that Stanford is electing to designate 6.496 acres of the 3406 Hillview Avenue Property as a Designated Site and Designated Project. Pursuant to Sections 6.3.2 of the MDA, Stanford approves the use of 19,530 square feet of Replacement Square Footage and 62,500 square feet of Associated Square Footage comprising the total Gross Floor Area (82,030 square feet of Gross Floor Area) of the Designated Project. Please also find enclosed a spreadsheet showing all the Research Park projects that have used or are using Replacement Square Footage and Associated Square Footage vested under the MDA, as well as the remaining balances of Replacement and Associated Square Footages.

We appreciate the City staff's time in facilitating the review of this exciting Mayfield Project. As always, if you have any questions, please do not hesitate to contact me at (650) 724-4787.

Sincerely,

Tiffany Griego
Managing Director, Asset Management – Stanford Research Park

Cc: Ms. Hillary Gitelman, Planning Director, Planning/Community Environment, City of Palo Alto
Ms. Molly S. Stump, City Attorney, City of Palo Alto
Ms. Julie Jones, Perkins Coie
Office of the City Clerk (certified mail)

Mayfield Development Agreement Applications

Revised List of Additional Square Footage Developments Since the Effective Date
Stanford Research Park, Palo Alto, CA
December 8, 2017

<u>Mayfield Development Applications</u>			
Vested Square Footage			
Designated Sites:	Designated Projects:	Date of Designation:	
1) 3401 Hillview Avenue	3401 Hillview Avenue	4/27/2006	
2) 3431 Hillview Avenue	3431 Hillview Avenue	7/6/2012	
3) 1450 Page Mill Road	1450 Page Mill Road	9/5/2014	
4) 3170 Porter Drive	3170 Porter Drive	3/27/2015	
5) 3181-3215-3221 Porter Drive	3181-3215-3221 Porter Drive	6/14/2016, 1/25/2017	
6) 3406 Hillview Avenue	3406 Hillview Avenue	11/17/2017	
		Subtotal	
		280,768	588,703
		779,471	
		Remaining Balance Replacement Sq Ft	19,232
		Remaining Balance Associated Sq Ft	611,297

PROJECT DESCRIPTION

3406 Hillview Avenue, Stanford Research Park

Major Architectural Review & Site and Design Submittal

December 2017

The 3406 Hillview Avenue redevelopment project ("**Project**") will replace an obsolete building that has reached the end of its useful life with a modern R&D/office building at the corner of Hillview Avenue and Coyote Hill Road in the Stanford Research Park.

PROJECT GOALS

The goal of the Project is to create a state-of-the-art, sustainable building that is well integrated into its Stanford Research Park and Palo Alto context. Through thoughtful site planning, well-scaled massing, harmonious architectural design and materials, and sensitive landscaping, the Project balances the needs of the innovative R&D businesses we desire to attract with our goal of sustaining the ecology and beauty of the adjoining natural landscape and open space. Since the founding of Stanford Research Park, our mission has been to nurture and promote a thriving business employment district that is compatible with Palo Alto in all respects – supportive of the City's fiscal health as well as its environmental and ecological health. This Project prioritizes its compatibility with its surrounding environment by setting a contemporary building among oaks, redwoods and peaceful foothills to create a place where people come together to collaborate and make new discoveries.

PROJECT METRICS

The Project will replace the existing 62,500 gsf building on 3406 Hillview Avenue ("**Site**") with a new 82,030 sf (FAR gross floor area) office/R&D building, reflecting a floor area ratio of 0.289:1 (slightly less than what the RP-5(D) zoning allows). In addition, the Project will also include 1,000 gsf of "traffic-mitigating amenity space" allowed under the code. The new building (with the bonus amenity space) will be 83,030 gsf and configured as two stories above grade with a below-grade, one-level parking garage.

MAYFIELD DESIGNATED SITE AND PROJECT

While the Project is within the allowable FAR for the Site under the RP-5(D) zoning, Stanford has elected to designate the redevelopment as a Mayfield Site and Project, utilizing 19,530 sf of vested Mayfield Replacement Square Footage and 62,500 sf of vested Associated Square Footage.

The *2005 Mayfield Development Agreement* between the City of Palo Alto and Stanford University allows Stanford the right to relocate office/R&D gross floor area from certain sites designated for conversion to housing elsewhere in the Stanford Research Park. Under this Agreement, Stanford is permitted to exceed the current zoning limitations on floor area ratio by 25%. As a result, Stanford could upsize 3406 Hillview Avenue with a 106,112 sf building (up to a maximum floor area ratio of 0.375:1). Not wanting to overload the site with improvements or parking, Stanford has concluded the appropriate scale and building size is 82,030 sf (0.289:1 FAR), which reserves more site area for ecological preservation, native landscaping enhancements, and outdoor amenity spaces.

EXISTING CONDITION

The Site is approximately 282,966 square feet (6.496 acres +/-) within the RP-5(D) zone and features a dramatic sloping topography. The Site slopes upward from the corner of Hillview Avenue and Coyote Hill Road, with a flat plateau in the middle where the existing building is situated. The average slope of the Site is above 10%.

The Site is currently built out with a 62,500 gsf concrete structure which is not a candidate for adaptive reuse. The first floor is partially buried into the hillside, which significantly compromises the availability of natural light and functionality of the first floor area. The prior occupants, Xerox PARC and dpiX, utilized the first floor for on-grade HVAC, chemical storage, an acid neutralization system, and a utility plant.

The 50-year-old building is arguably the most obsolete, outdated and undesirable building in Stanford Research Park. For the past five years, Xerox PARC has endeavored to sublease the entire building for \$1.00/sf/month, but was unsuccessful (despite this strong real estate cycle) because the building cannot be reconfigured for flexible R&D/office layouts.

SITE PLAN

The guiding principle for the site plan was that careful placement of the new building on the Site will provide for a rational transition in scale, massing and visual experience in the context of the adjacent buildings and Coyote Hill. By situating the new building on the existing plateau on the Site, disturbance to the sloping topography is minimized, and the site area adjacent to Coyote Hill is maximally preserved for native landscaping restoration. These priorities enhance the new building's compatibility with its built and natural environments, allowing for an amount and arrangement of improvements relative to open space that enhances the site design and function, while also creating new landscape and hardscape improvements that directly support the building program.

The building placement also facilitates wayfinding for the building's occupants and visitors. The building has been designed with two entrances. The main entrance is accessible from driveways on Coyote Hill Road and Hillview Avenue, is well defined by a vehicular drop-off court, and a two-story glass lobby that is flanked by a furnished outdoor patio seating on one side and short-term and long-term bike parking on the other side. The secondary employee entrance is primarily for transit riders arriving from the Hillview Avenue bus stop. With new accessibility pathways from the bus stop to the building, and complete sidewalks at Hillview and Coyote Hill, the Project's site plan allows for ease and safety of pedestrians, bicycle and transit riders.

On all sides, the new building is set back well beyond the minimum set-backs for the RP-5 district: 80 feet from the property line along Coyote Hill Road (70' minimum) and 122 feet from the property line along Hillview Avenue (100' minimum), 59 feet from the property line to the south (40' side/rear yard minimum), and 288' from the property line to the west (40' side/rear yard minimum).

SITE ACCESS, CIRCULATION AND PARKING

The key goals of site access and circulation include maximizing safety and convenience for pedestrians and bicyclists, providing rational and safe access for vehicles, and creating clear wayfinding to the main lobby and employee entrance.

Circulation provides for orderly, safe and separated vehicular and pedestrian movement around the Site. The main lobby is located on the western side of the building, and vehicular access to the Site is via two driveways, one from Coyote Hill connecting to the other driveway on Hillview Avenue. The Coyote Hill driveway entry is shifted to the east from its existing location for two purposes; improved safety and line of sight from drivers across Coyote Hill at the existing Xerox PARC driveway and enhanced wayfinding at a more logical intersection of two opposing driveways. The design anticipates Stanford's intent to re-assign the site address to the Coyote Hill Road frontage.

To maximize safety and convenience, pedestrian access to the main lobby is separated from vehicles. The direct pedestrian route from a new sidewalk on Coyote Hill to the main lobby and amenity area is well landscaped with shade trees. The pedestrian access to the employee entrance facing Hillview Avenue will be provided via an accessible ramp to the door and patio, oriented northeast towards the Hillview frontage. All entrances will be enhanced with landscaping, specialty paving, lighting and signage.

Visitor parking is conveniently located on the west side of the new building, directly adjacent to the arrival court. Employee surface parking is conveniently located on two sides (west and south) of the building. Employee access to the underground parking garage entrance is located on the southeast edge of the Site, is accessible from both Coyote Hill Road and Hillview Avenue entrances, and will not interfere with vehicular movement on Hillview Avenue. Delivery trucks have access to a loading area adjacent to the underground garage ramp, which is well-screened from view from Hillview Avenue and the adjacent properties.

Bike parking is located both on the front of the building in the arrival court, as well as in a secured enclosed bicycle parking area sheltered within the garage. A total of 28 bicycle parking spaces are provided, including 6 short-term bike parking spaces (located at the front entrance of the building in bike racks) and 22 long-term bike parking spaces (located in 8 lockers at grade and 14 bike rack positions in a secured bike enclosure in the garage).

Vehicle parking will be provided on the Site at a ratio of 1:300, totaling 274 spaces for the new building, 113 of which will be located in the below-grade garage. The remaining 161 spaces will be provided at grade. A total of 14

electric vehicle charging spaces are provided, including 6 EV charging spaces in the underground parking garage and 8 in the visitor parking area at grade.

BUILDING DESIGN

The key goals of the building design include promoting a culture of collaboration, providing floor plates that allow for maximum flexibility in layout configurations, celebrating natural daylight and connection to the outdoors for the occupants, and minimizing energy use, among other important sustainability goals.

With collaboration as the driving goal, the building design is intended to stimulate a culture of innovation around a “social heart.” The building is divided into two 75-foot-wide wings that are organized around a central, double-height space that forms the social core. This space brings natural light to the depth of the flexible floor plate, and provides open connections between the floors. Circulation and restroom elements are purposefully pulled to the building perimeter to allow for free and flexible planning around this social core. A 30-foot grid, divisible by 10-foot standard office modules, forms a flexible layout configuration and allows for an efficient structural design that maximizes the availability of underground parking.

The design uses several details that enhance the collaborative activity within the building and integrate the building with the surrounding area. At two exterior corners (one facing northeast and one facing southwest towards Coyote Hill) one-story volumes clad in wood-composite panels highlight entry, step with the hillside and provide outdoor patios that provide a sense of invitation, activity and views of the bucolic surroundings. These one-story features promote harmonious transitions in scale and character as the passerby, visitor or employee experiences the massing of the building.

In addition to connecting to the outdoors, the building celebrates natural daylight. The building’s north-facing facade optimizes daylight while minimizing the direct sunlight into the space. Eastern and western window openings are protected with deep roof overhangs and trellises. Southern openings are reduced in scale and protected with horizontal sunshades. Plaza areas, generous natural and planned landscape areas, and extensive pedestrian walks are made possible by placing a significant portion of the parking in a below-grade garage.

The design integrates high quality materials, rich textures, and warm earth-tone colors that are compatible with the surrounding area. The building is primarily clad in terra cotta and high performance glazing systems. The glazing system serves to maximize natural lighting, minimize solar heat gain and distribute glass for maximum privacy at the perimeter and maximum openness toward the courtyard, while maintaining an average 40% glazing ratio overall. In addition, wood panel rainscreen walls and wood-colored trellis and sunshades add pattern, scale, and a sense of warmth to the architecture. The mechanical equipment and screens have been positioned to reduce their visual impact and preserve large areas on the roof for photovoltaic panels, as may be incorporated by the tenant.

SUSTAINABILITY STRATEGY

The Project design incorporates sustainability in areas related to energy efficiency, water conservation, building materials, landscaping, and site planning. The Project further reflects a design for a 50+ year lifespan with a timeless architectural expression and flexible floor plan that allows for a multitude of tenants and use configurations for decades to come.

The Project meets or exceeds Palo Alto Tier 2 standards. Unlike the former structure on the site, the new building is rotated so that its longest side is oriented to face north. Energy and daylight analysis was completed to inform the shape of the building, daylight strategies and methods of sun control. The building skin has been designed to exceed current energy codes by allowing for smart daylighting and passive solar shading to prevent solar heat gain. The Project extends sustainability beyond the building, incorporating several strategies to reduce motor vehicle traffic, including secure bicycle parking, showers and changing facilities, LEV and carpool spaces, EV charging stations and convenient last-mile and long-distance shuttle drop off.

Additional sustainable program and green building features include:

- Fenestration is protected against direct sun with deep roof overhangs, exterior shade trellises, and horizontal sunshades on the aluminum curtain wall system at south, east, and west facades.
- High performance, low-emissivity glazing is specified throughout. Thermally broken curtainwall and window systems are specified to reduce thermal bridging.
- High performance envelope design includes rigid “outsolation,” cool roof and roof insulation beyond code minimum (R-36, typ).
- High efficiency LED lighting is used throughout architectural and site lighting.
- Low-flow plumbing and shower fixtures are used throughout.
- Substantial portion of structured (below-grade) parking allows for increased landscape areas and stormwater treatment areas.
- Around the building are several attractive bio-retention basins. These basins create a highly visible presence while performing the vital function of capturing, retaining and treating stormwater that falls onto impervious surfaces on the property.
- Drought tolerant and native species planting is specified to reduce irrigation water usage on site while providing shading and usable outdoor spaces.
- Fenestration is designed to maximize views and daylight for the comfort of the building occupants.
- Rooftop PV is provided for 5% of energy load, and infrastructure is designed to accommodate a much larger solar photovoltaic array by a future tenant.
- Given Stanford is the applicant, the future tenant will participate in the Stanford Research Park Transportation Management Association and its plethora of transportation demand management programs.
- Bird-Friendly Design: As in all recent Stanford redevelopments in the Stanford Research Park, the Project design and materials have been selected to reduce the likelihood of bird strikes. The building’s deeper footprints will reduce the visibility through the glass to other outdoor areas. In addition, building corners are primarily clad in solid materials to further reduce the amount of “short cut” sight lines that might be inviting to birds. The largest areas of glass are heavily modulated with mullions, spandrel panels, and sun shades to provide further physical cues to discourage bird impacts.

LANDSCAPE DESIGN

The key goals for the landscape design include creating an appropriate context for the building design, preserving and enhancing natural features on the Site, utilizing native, drought resistant plant material that provides desirable habitat, and providing outdoor opportunities for the enjoyment of the working community.

The landscape design creates a natural transition from the streetscape edge along Hillview Avenue and Coyote Hill Road to the Oak grasslands on the adjacent Coyote Hill. High-value existing trees are preserved along the Coyote Hill Road frontage and hillside areas, which are complemented with new native, drought tolerant trees and shrub species, arranged in informal massings to provide seasonal color and textural composition. New plantings can be properly maintained and are drought-resistant to reduce water consumption.

To provide a biological benefit to the Site, as well as facilitate a natural transition to the stunning Coyote Hill landscape, the southwest portion of the Site is not only retained, but enhanced, as native habitat, as compared to its current degraded condition. New native plants, including trees, shrubs, perennials and grasses, will enhance the area, providing textures and colors appropriate and compatible with the adjacent landscape on Coyote Hill. Native plant species of high value to wildlife are included in the planting plan to further enhance the sustainability of the site ecosystem.

Sustainable features and outdoor opportunities are incorporated throughout the site plan, giving the Project ample opportunity to prioritize water conservation and energy efficiency in the landscape material and irrigation systems specifications. The pedestrian-oriented outdoor spaces encourage wellness and enjoyment for the occupants. Hardscape spaces around the building complement the building design, providing entry plazas, second floor terraces, outdoor seating areas and window gardens with views to the surrounding landscape. Rich paving materials, flowering gardens, soft lighting and seating areas combine to welcome people to experience the outdoors. The parking areas are designed to preserve as much of the existing vegetation and topography as possible.

Stanford University

*Stanford Real Estate Office
3160 Porter Drive, Suite 200
Palo Alto, CA 94304*

TRANSMITTAL

To: Graham Owen
City of Palo Alto
Planning & Community Environment
250 Hamilton Avenue
5th floor – City Hall
Palo Alto, CA 94301

From: Jim Inglis / Lisa Lu
Phone: 650-868-0150 / 650-206-3935
Date: May 31, 2018

Subject: **3406 Hillview; Site and Design Review; 17PLN-00438**
ARB Meeting on 5/3/18 – Board member comments
Resubmittal of ARB package – Response Letter and Drawings

Attached are the following documents:

- A. Response Letter from Studios Architecture dated 5/21/18 (one e-copy, 11 hard copies)
- B. Revised drawing set by Studios Architecture dated 5/31/18 (one e-copy, 11 half size copies)

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405 Howard Street, Suite 488
San Francisco, CA 94105
415 398 7575

www.studios.com

Date: May 21, 2018

To: **Graham Owen**
City of Palo Alto
Planning Department
250 Hamilton Avenue
Fifth Floor
Palo Alto, CA 94301

Cc: Jim Inglis, Office of Stanford Real Estate
Tiffany Griego, Office of Stanford Real Estate
James Winstead, The Guzzardo Partnership
Douglas Petersen, BKF

Project: **3406 Hillview Ave, Palo Alto, CA**
Site and Design Review; 17PLN-00438
Re-submittal of ARB package - Response Letter

Dear Graham,

We appreciate the action notes you've shared following the ARB Hearing on May 3rd, 2018. We are pleased to present this package in response. We feel that the comments and feedback from the ARB have helped us to improve the project. Our responses to the action notes are highlighted in Red.

1. Street corner needs a more inviting entrance.
 - a. Stairway from Hillview has been redesigned to include two large perpendicular landings, and to include amenities at the landings. The redesign includes pavers at landings, concrete at stairs, Ipe wood bench elements added to the top of the seat walls, and some portions of benches with backs and arms for comfort and ease of use. Coast Live Oaks are planted along the stairway, providing shade. The seating, shade and lighting will further encourage activity at the corner. Stair is shifted from the corner to improve the connection with the street.
2. Stairway from street corner:
 - a. Need a drawing that shows all proposed trees. Rendering updated to show all proposed trees.
 - b. Midpoint of stairs needs a small gather space with benches with backs, also add seating along Coyote Hill Road and Hillview Ave. See item 1a regarding bench design improvements. Several seating areas are provided in key locations on the site for use by the tenants. With respect to the request for seating along the public right of way on Coyote Hill Road and Hillview Avenue, Stanford is concerned that it could become a public nuisance and not an amenity for the occupants of the

- building. It would also have significant grade challenges and require substantial retaining walls.
- c. Stair should terminate at the middle of building to enhance entrance. The offset connection of this stair allows it to comfortably serve both the east employee entrance and the building's main (west) entrance, both of which are important for pedestrian and public transportation access. Further, the stair in this orientation co-terminates with a ramp which is a required accessible approach to the site. The east entrance is enhanced with a small entry plaza area, seating/furniture amenities, accent lighting, and planter accents etc. to make it a very welcome approach and to help reinforce way-finding (similar to main entry at West façade).
3. South elevation (back side)
 - a. Show mature landscaping in perspective. Landscaping is more representative in revised rendering.
 - b. Enhance use of materials to match quality of other elevations. Added areas of Prodema (wood wall) paneling to increase the warmth of this façade as well as to provide better scale to the facade. Horizontal sunshades are now the wood color (made more consistent with other elevations) and additional horizontal sunshades are also added for additional texture, color, and reduced heat gain.
 4. More integration of green infrastructure for visible storm water treatment (need diagram of stormwater features). Stormwater treatment areas are now treated as a recurring design feature adjacent to circulation entry points and high-lighted with a distinctive palette of unique planting materials and natural stone boulders. A new diagram is provided to illustrate this proposed design.
 5. Reduce height of the roof screen. Roof screen height is approximately 8'-4" above the roof coping at the north side (allowed up to 15'-0") and has been reduced in height by 3'-2" from what was previously shown. This lower height and the relatively small footprint of roofscreen area are made possible by use of an ultra-high efficiency HVAC unit and efficient building envelope. The roof screen is located toward the north east corner of the building for several critical reasons:
 - a. To reserve optimal roof area for future PV array capacity.
 - b. To more efficiently connect to infrastructure and utility services which are entering the site in the Southeast corner of the project.
 - c. Interior shaft and toilet core areas need to be located immediately beneath the roofscreen area (for ventilation shaft, for hot water service, and to conceal exhaust vents), and our interior planning concept includes a very open expression near the main entrance at the west. If we moved these core elements further east, they would disrupt the open expression at the entrance and limit floor plan flexibility required for highly collaborative R&D / technology tenants.
 - d. Sectional studies have been provided to illustrate the sight lines of the roof screen from key adjacent points.
 6. Screen view of parking lot from Coyote Hill Road (need detail section and/or perspective)
 - a. An enlarged view of the planting plan and imagery have been provided to clarify the design intent in this area. Perspective sketches for views from Coyote Hill Rd. towards the site have been included to represent the planting and grading

relationships in this area.

7. Finger islands - would be nice to make these a less formal shape
 - a. A diagram is provided highlighting variety in tree planting through parking areas. Making the parking lot finger islands a less regular shape while also meeting the City's parking lot design guidelines would require more paved surface and require the overall footprint of the parking lot to expand. The islands are per City standard, however, the organic form of the parking lot offsets the potential impact from this requirement. Furthermore, the variety in height, texture, and species of the plant palette enhance the plan and make these feel less formal. Renderings are updated to better reflect this design.

8. Bird safe glass - explain how this compares to Audubon and San Francisco standards. Based upon a review of these standards and others, bird-friendly design measures may include: a substantial reduction in the amount of glassy material used in the building's design; use of low-reflectance glazing; avoidance of glazing that reflects the sky and surrounding vegetation; incorporation of visual cues and visual texture to glass facades to alert birds of the structure (such as roof overhangs, trellises, sunshades, extended mullions); avoidance of see-through situations such as transparent skyways and free standing walls; and avoidance or reduction of light emissions.
 - a. Siting of building / Architectural Design
 - i. Building is positioned further east on site than the existing building (further away from Coyote Hill open space).
 - ii. Building designed with a deep floor plate and more solid wall at corners to minimize "shortcut" attempts
 - iii. The proposed building has a diverse mix of solid walls and textured facades. Façade is designed with a variety of materials and variation in plane of materials, including widened and extended mullion caps and extensive areas of horizontal sunshades which help alert birds to the building's presence and slow them down as they approach.
 - b. Lighting
 - i. Site (exterior) lighting is designed with full cut-off fixtures that only direct light downwards.
 - ii. Non-emergency site lighting is on motion & daylight sensors to reduce energy consumption and attracting birds in the evening hours.
 - iii. Site lighting is specified as a warmer spectrum 3500K light temperature which is less attractive to birds than the cooler "daylight" spectrum light. Exterior lighting is focused on providing appropriate lighting for primary entries and for egress only.
 - iv. Tenant Guidelines will require that interior lights are motion controlled and will shut off outside of normal hours of business use.
 - c. Glazing
 - i. We have increased areas of fritted glass design, solid/spandrel areas, and areas of glass treated with sunshades.
 - ii. The specified glazing VNE 1-63 has only 10% Exterior Reflectance, while still providing excellent energy efficiency plus a high bandwidth of visual light into the building. (Typical low-reflectance glazing ranges from 10 to 20%, with mirror glass typically being 30% and higher.)

- iii. Glazing areas are mitigated with a variety of treatments: areas of ceramic frit pattern, widened and extended mullion caps, trellis and horizontal sunshade elements, parapet walls, and deep roof overhangs all add to the texture of the façade and will tend to slow birds down as they approach. Additional mullions have been added to design to reduce largest areas of unbroken glass.

Graham, we would welcome any suggestions and would be happy to provide any further information you feel might be helpful to the Architectural Review Board. A substantial amount of work has been invested into this project and into taking these comments very seriously. Again we feel that this process has improved the project design and appreciate the insights that have been offered to date. Looking forward to working with you again towards the upcoming hearing on June 21st.

Warm regards,

A handwritten signature in black ink, appearing to read 'J. McCarthy', with a stylized flourish at the end.

Jason McCarthy, AIA
Principal

ATTACHMENT C.1
ARB FINDINGS FOR APPROVAL
 3406 Hillview Avenue
 17PLN-00438

The design and architecture of the proposed improvements, as conditioned, complies with the Findings for Architectural Review as required in Chapter 18.76 of the PAMC.

Finding #1: The design is consistent with applicable provisions of the Palo Alto Comprehensive Plan, Zoning Code, coordinated area plans (including compatibility requirements), and any relevant design guides.

The project is consistent with Finding #1 because:

In conformance with the following Comp Plan Goals and Policies, the project will include high quality design compatible with surrounding development.

<i>Comp Plan Goals and Policies</i>	<i>How project adheres or does not adhere to Comp Plan</i>
The Comprehensive Plan land use designation for the site is Research / Office Park.	The project proposes an office / research and development (R&D) building in an area surrounded by other office / R&D uses. The designation allows for research and manufacturing uses, and an R&D building is therefore consistent with the designation and would be compatible with the surrounding development.
<i>Land Use and Community Design Element</i>	
Goal L-1: A compact and resilient city providing residents and visitors with attractive neighborhoods, work places, shopping districts, public facilities, and open spaces.	The project is a contemporary R&D building at the southern end of the Stanford Research Park, which is a major employment center in the City. The project would replace a functionally obsolete building on the site, and would provide several landscaped open space and traffic-mitigating amenity spaces.
Policy L-1.3: Infill development in the urban service area should be compatible with its surroundings and the overall scale and character of the city to ensure a compact,	The project proposes a two story building in an area surrounded by other two-story office / R&D buildings. The project would be compatible with the surrounding uses and

<i>Comp Plan Goals and Policies</i>	<i>How project adheres or does not adhere to Comp Plan</i>
efficient development pattern.	overall scale of the neighborhood.
Policy L-1.10: Maintain a citywide cap of 1.7 million new square feet of office/R&D development, exempting medical office uses in the Stanford University Medical Center (SUMC) vicinity. Use January 1, 2015 as the baseline and monitor development towards the cap on an annual basis. Require annual monitoring to assess the effectiveness of development requirements and determine whether the cap and the development requirements should be adjusted. Continue to exempt medical, governmental and institutional uses from the cap on office/R&D development.	The project includes 18,030 net new square feet of office/R&D use on the site. This increase is designated Replacement Square Footage subject to the Mayfield Development Agreement, and does not count towards the citywide cap of 1.7 million new square feet.
Policy L-1.11: Hold new development to the highest development standards in order to maintain Palo Alto's livability and achieve the highest quality development with the least impacts.	The project complies with all development standards for the zoning district and presents a high quality design that constructs a new pedestrian walkway along the Coyote Hill Road frontage. All potential impacts to adjacent development and the environment are mitigated through compatible site design and with the adherence to the Mayfield Development Agreement MMRP as detailed in the Environmental Analysis for the project.
Policy L-2.9: Facilitate reuse of existing buildings.	The project would demolish the existing building on the site and construct a new R&D building. The applicant has indicated that the existing building is difficult to lease due to its inflexible floor plan and that a new building is more desirable.
Policy L2.11: Encourage new development and redevelopment to incorporate greenery and natural features such as green rooftops, pocket parks, plazas and rain gardens.	The project includes large street setbacks that would be filled with trees, shrubs, and other greenery to enhance the appearance of the site. Several outdoor plazas, both on the ground level and second story, would provide amenities for future building occupants. Stormwater infiltration facilities are placed

<i>Comp Plan Goals and Policies</i>	<i>How project adheres or does not adhere to Comp Plan</i>
	around the site to capture runoff from the building an parking lot, and have been incorporated into the landscape plan. Additionally, a large portion of the rear of the site will remain in a semi-natural state and allowed to revert to a native landscape.
<i>Safety Element</i>	
Program S3.1.1-1: Continue City permitting procedures for commercial and industrial storage, use, and handling of hazardous materials and regulate the commercial use of hazardous materials that may present a risk of off-site health or safety effects. Program S3.1.3: Strengthen development review requirements and construction standards for projects on sites with groundwater contamination.	The existing facility has undergone formal facility closure procedures with the Santa Clara County Department of Environmental Health and the Palo Alto Fire Department. Soil testing indicates the project is located on a site with suspected soil and soil gas contamination due to the detection of Volatile Organic Compounds. In accordance with the Mayfield Development Agreement EIR Mitigation Monitoring and Reporting Plan, the applicant has provided a Site Management Plan that details steps that will be taken to protect human health from potential risks associated with soil and soil gas contamination during demolition and redevelopment. Further soil testing will be conducted post-demolition in order to further evaluate site conditions underneath the existing concrete slab. If contaminated soils are discovered, the applicant will be required per the conditions of approval to ensure construction workers, future occupants, and surrounding occupants would not be impacted by current or future soil vapor intrusion, as further documented in the associated MMRP.
<i>Transportation Element</i>	
Policy T-1.1: Take a comprehensive approach to reducing single-occupant vehicle trips by involving those who live, work and shop in Palo Alto in developing strategies that make it easier and more convenient not to drive.	The site is located in the southern portion of the Stanford Research Park, and is located relatively far from the Caltrain stations at University Avenue and California Avenue. However, site planning has prioritized a

<i>Comp Plan Goals and Policies</i>	<i>How project adheres or does not adhere to Comp Plan</i>
	connection to the adjacent bus stop to make transit a more attractive and viable option for future building occupants. Moreover, the sidewalk addition along Coyote Hill Road will allow for better site connectivity. Staff has included a condition of approval to ensure that all future tenants that future tenants join the SRP Transportation Management Association, which will provide access to a variety of TDM resources.
Policy T-5.6: Strongly encourage the use of below-grade or structured parking, and explore mechanized parking instead of surface parking for new developments of all types while minimizing negative impacts including on groundwater and landscaping where feasible.	The project includes a below-grade parking structure beneath the building that contains slightly less than half of the project's required vehicle parking. Mechanized parking is not proposed with the redevelopment. The surface parking is relegated to the site rear and is broken up into two terraces, with landscaping proposed throughout to shade the impervious surfaces. Runoff would be treated in a series of stormwater infiltration areas.

The project is consistent with the development standards for the Research Park zone, including height, floor area ratio, setbacks, daylight planes and lot coverage. The project provides a unified architectural style with a number of high-quality materials, and is consistent with the surrounding development patterns. In addition, the design of the project as conditioned is internally consistent.

Finding #2: The project has a unified and coherent design, that:

- a. creates an internal sense of order and desirable environment for occupants, visitors, and the general community,
- b. preserves, respects and integrates existing natural features that contribute positively to the site and the historic character including historic resources of the area when relevant,
- c. is consistent with the context-based design criteria of the applicable zone district,
- d. provides harmonious transitions in scale, mass and character to adjacent land uses and land use designations,
- e. enhances living conditions on the site (if it includes residential uses) and in adjacent residential areas.

The project is consistent with Finding #2 because:

The proposed project is located in the Stanford Research Park and is surrounded by several corporate office/R&D campuses. Buildings in the vicinity are generally two stories in height. The project would

mirror this existing land use pattern, while providing the required setbacks and enhanced landscaping along the public rights-of-way adjacent to the site. The project proposes to keep the southwest corner of the site undeveloped, which provides a transition from the adjacent open space use. Internally, the project provides an intuitive sense of order, with surface parking relegated to the rear and stairs and paths providing pedestrian access throughout the site. The building includes a unified, contemporary style with a hillside-appropriate palette. All four sides of the building provide appropriate visual attention. The project's design is consistent with the Performance Criteria for the Research Park zone, and responds appropriately the surrounding uses and structures.

Finding #3: The design is of high aesthetic quality, using high quality, integrated materials and appropriate construction techniques, and incorporating textures, colors, and other details that are compatible with and enhance the surrounding area.

The project is consistent with Finding #3 because:

The surrounding area includes a variety of architectural styles that range from mid-century modern tilt-up construction to more recent contemporary themes. The project includes a palette of high quality materials, including terra cotta and wood paneling, as well as glass curtain walls and aluminum mullions and edges. The design fits within the hillside context, and appropriately balances heavier and lighter elements. The architecture would be consistent with the Research Park context and would represent a significant betterment of the site over the existing building.

Finding #4: The design is functional, allowing for ease and safety of pedestrian and bicycle traffic and providing for elements that support the building's necessary operations (e.g. convenient vehicle access to property and utilities, appropriate arrangement and amount of open space and integrated signage, if applicable, etc.).

The project is consistent with Finding #4 because:

The design includes two points of access for vehicles entering and leaving the site on Coyote Hill Road and Hillview Avenue, which is desirable given the size of the site and its location near the intersection of Coyote Hill Road and Hillview Avenue. The project eliminates an existing curb cut and drive aisle located near the intersection, which will improve vehicle circulation and access management. The project enhances site connectivity by constructing a new sidewalk along the Coyote Hill Road frontage and reconstructing the sidewalk along Hillview with a new planter strip. A variety of pedestrian staircases and ramps provide universal access throughout the site, and work with the semi-natural topography. The project provides adequate short term and long term bicycle parking near the building entrances and in the parking garage respectively, which are appropriate and functional locations that will encourage cycling. Open space is provided along the street frontages as required by the City setback requirements, as well as in the upper terrace area adjacent to the Coyote Hill open space area.

Finding #5: The landscape design complements and enhances the building design and its surroundings, is appropriate to the site's functions, and utilizes to the extent practical, regional indigenous drought resistant plant material capable of providing desirable habitat that can be appropriately maintained.

The project is consistent with Finding #5 because:

The project includes substantial frontage, patio, and parking lot landscaping that are both aesthetically pleasing and functional. The design includes multiple stormwater infiltration facilities that capture and treat runoff on-site and allow for groundwater recharge. The project's landscaping includes primarily native and drought-tolerant trees, shrubs, and perennials suitable to the area and the hillside open space context.

Finding #6: The project incorporates design principles that achieve sustainability in areas related to energy efficiency, water conservation, building materials, landscaping, and site planning.

The project is consistent with Finding #6 because:

In accordance with the City's Green Building Regulations, the building will satisfy the requirements for CALGreen Mandatory + Tier 2. A summary of the project's compliance is on sheet GB-1 of the plans. The project includes a number of measures including storm water drainage, topsoil protection, electric vehicle charging outlets, other water efficiency and conservation measures and the use of low odor and off-gassing materials in construction and finishes.

ATTACHMENT C.2
SITE AND DESIGN OBJECTIVES
 3406 Hillview Avenue, 17PLN-00438

The ARB shall review the site plan and drawings, and shall recommend approval or shall recommend such changes as it may deem necessary to accomplish the following Site and Design objectives, as required in Chapter 18.30(G).060 of the PAMC and as modified by Section 6.3.9 of the Mayfield Development Agreement.

Objective (a): 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.

The project is consistent with Objective (a) as it redevelops a site used historically for research and development with a new building in an area surrounded by similar developments. The site is ordered intuitively, with the building located at the street setback lines and functional areas, such as parking and loading spaces, relegated to the rear of the site. The site plan provides for substantial open space in the rear southwest corner of the property in order to protect the semi-natural state of this area, and while also providing appropriate setback and transition to the open space/agricultural use on the Coyote Hill property. Lighting, tree preservation, and new landscaping in this open space area would work to enhance the environmental value of this area, and would be compatible with the adjacent uses.

Objective (b): 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.

The project is consistent with Objective (b) as it proposes a new office/R&D building that would replace an obsolete building that the applicant has found difficult to market to prospective tenants. The project would provide future tenants with a range of floor plan options and a number of natural and occupational amenities, which will support the office/R&D function and enhance the desirability of the site for future occupants.

Objective (c): To ensure that sound principles of environmental design and ecological balance shall be observed.

The project is consistent with Objective (c) as it utilizes a compatible palette consistent with the hillside setting, provides “solar ready” areas on the roof, and uses high performance and energy efficient materials that would exceed code requirements. The site planning retains a semi-natural open space area at the site rear that provides habitat value and is reverting to the native ecology of the hillside setting. The project would include the use of drought-tolerant, native plants throughout the site that would complement the existing plants and further enhance the habitat value across the site.

Objective (d): To ensure that the use will be in accord with the Palo Alto Comprehensive Plan.

As detailed in the ARB findings for approval in Attachment C, the project is consistent with Objective (d) as the use is in accordance with the Palo Alto Comprehensive Plan, which allows for research and manufacturing uses in the Research/Office Park designation.

DRAFT CONDITIONS OF APPROVAL
3406 Hillview Avenue
17PLN-00438

PLANNING DIVISION

1. **CONFORMANCE WITH PLANS.** Construction and development shall conform to the approved plans entitled, "3406 Hillview Avenue, Palo Alto, California," stamped as received by the City on February 5, 2018 on file with the Planning Department, 250 Hamilton Avenue, Palo Alto, California except as modified by these conditions of approval.
2. **BUILDING PERMIT.** Apply for a building permit and meet any and all conditions of the Planning, Fire, Public Works, and Building Departments.
3. **BUILDING PERMIT PLAN SET.** The ARB approval letter including all Department conditions of approval for the project shall be printed on the plans submitted for building permit.
4. **TRAFFIC MITIGATING AMENITY SPACE.** The approved 83,030 sf building shall include a minimum of 1,000 sf of amenity space to ensure conformance with the allowed FAR for the property. The plans submitted for tenant improvement building permit shall include a floor plan describing the use of the 1,000 square feet of traffic mitigating amenity space. The space may include, but is not limited to, recreational facilities, credit unions, cafeterias, day care centers, automated teller machines, convenience stores, and onsite laundry facilities, subject to review and approval by the Director of Planning and Community Environment.
5. **MITIGATION MONITORING AND REPORTING PROGRAM.** The Mitigation Monitoring and Reporting Program (MMRP) for the City of Palo Alto/Stanford Development Agreement and Lease Project is associated with the project and attached here as Exhibit A. The MMRP is incorporated by reference and all mitigation measures shall be implemented as described in such document and as further detailed in site-specific technical reports provided with the application.
6. **BIRD FRIENDLY BUILDING DESIGN.** The project shall incorporate bird-safe glazing treatment that may include fritting, netting, permanent stencils, frosted glass, exterior screens, and physical grids placed on the exterior of glazing or UV patterns visible to birds. In some cases, bird-friendly treatment is invisible to humans. Vertical elements of the window patterns should be at least 1/4 inch wide at a minimum spacing of 4 inches, or have horizontal elements at least 1/8 inch wide at a maximum spacing of 2 inches. The applicant should reference the San Francisco Guidelines for Bird-Safe Buildings: <http://www.sf-planning.org/index.aspx?page=2506>.
7. **VAPOR INTRUSION PREVENTION.** Prior to issuance of building permits, the applicant shall submit for City of Palo Alto review the design of engineering controls, and sufficient information about construction and operation parameters as are determined by City and/or County of Santa Clara

Department of Environmental Health, Regional Water Quality Control Board, or the State of California Environmental Protection Agency Department of Toxic Substances Control to be needed to assure that the future occupants would not be impacted by current or future soil vapor intrusion. Common engineering controls that could be installed beneath the proposed structures and within the underground parking garage to prevent soil vapor intrusion into the structures include soil vapor barriers placed beneath the proposed structure and installation of an exhaust ventilation system in the parking garage, engineered to ventilate VOCs in addition to vehicle exhaust. The engineering controls shall be routinely inspected per equipment specifications to ensure proper functioning and that the system components have not degraded. The system shall include a monitoring device or alarm to alert the facility manager if the system fails.

8. **TRANSPORTATION MANAGEMENT ASSOCIATION.** Employers at 3406 Hillview Avenue shall participate in the Stanford Research Park Transportation Management Association or any successor Transportation Management Association that is designed to reduce employee commute trips to and from the Stanford Research Park. The property owner shall ensure this condition is included in all lease agreements in order to streamline implementation.
9. **PROJECT MODIFICATIONS:** All modifications to the approved project shall be submitted for review and approval prior to construction. If during the Building Permit review and construction phase, the project is modified by the applicant, it is the responsibility of the applicant to contact the Planning Division/project planner directly to obtain approval of the project modification. It is the applicant's responsibility to highlight any proposed changes to the project and to bring it to the project planner's attention.
10. **PROJECT EXPIRATION.** The project approval shall be valid for a period of two years from the original date of approval. In the event a building permit(s), if applicable, is not secured for the project within the time limit specified above, the ARB approval shall expire and be of no further force or effect. Application for extension of this entitlement may be made prior to the one year expiration.
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. **MAYFIELD DEVELOPMENT AGREEMENT.** The project includes 19,500 square feet of the total Mayfield 300,000 square feet that can be relocated (replacement square footage). No impact fees are due for this square footage. A total of 19,262 replacement square feet currently remains which may be relocated throughout the Stanford Research Park.
13. **FINAL INSPECTION:** A Planning Division Final inspection will be required to determine substantial compliance with the approved plans prior to the scheduling of a Building Division final. Any

revisions during the building process must be approved by Planning, including but not limited to; materials, landscaping and hard surface locations. Contact your Project Planner, Graham Owen at Graham.Owen@cityofpaloalto.org to schedule this inspection.

PUBLIC WORKS ENGINEERING

14. **SIDEWALK, CURB & GUTTER:** As part of this project, the applicant must replace those portions of the existing sidewalks, curbs, gutters or driveway approaches in the public right-of-way along the frontage(s) of the property that are broken, badly cracked, displaced, or non-standard, and must remove any unpermitted pavement in the planter strip. Contact Public Works' inspector at 650-496-6929 to arrange a site visit so the inspector can determine the extent of replacement work. The site plan submitted with the building permit plan set must show the extent of the replacement work or include a note that Public Works' inspector has determined no work is required. The plan must note that any work in the right-of-way must be done per Public Works' standards by a licensed contractor who must first obtain a Street Work Permit from Public Works at the Development Center.
15. **STREET TREES:** The applicant may be required to replace existing and/or add new street trees in the public right-of-way along the property's frontage(s). Call the Public Works' arborist at 650-496-5953 to arrange a site visit so he can determine what street tree work, if any, will be required for this project. The site plan submitted with the building permit plan set must show the street tree work that the arborist has determined, including the tree species, size, location, staking and irrigation requirements, or include a note that Public Works' arborist has determined no street tree work is required. The plan must note that in order to do street tree work, the applicant must first obtain a Permit for Street Tree Work in the Public Right-of-Way from Public Works' arborist (650-496-5953).
16. **BASEMENT SHORING:** Shoring for the basement excavation, including tiebacks, must not extend onto adjacent private property or into the City right-of-way without having first obtained written permission from the private property owners and/or an encroachment permit from Public Works.
17. **DEWATERING:** Proposed underground garage excavation may require dewatering during construction. Public Works only allows groundwater drawdown well dewatering. Open pit groundwater dewatering is disallowed. Dewatering is only allowed from April 1 through October 31 due to inadequate capacity in our storm drain system. The geotechnical report for this site must list the highest anticipated groundwater level; if the proposed project will encounter groundwater, the applicant must provide all required dewatering submittals for Public Works review and approval prior to grading permit issuance. Public Works has dewatering submittal requirements and guidelines available at the Development Center and on our website: http://www.cityofpaloalto.org/gov/depts/pwd/forms_and_permits.asp
18. **GRADING & EXCAVATION PERMIT:** An application for a grading & excavation permit must be submitted to Public Works when applying for a building permit. The application and guidelines are available at the Development Center and on our website.

19. **STORM WATER POLLUTION PREVENTION:** The City's full-sized "Pollution Prevention - It's Part of the Plan" sheet must be included in the plan set. The sheet is available here: <http://www.cityofpaloalto.org/civicax/filebank/documents/2732>
20. **SWPPP:** The proposed development will disturb more than one acre of land. Accordingly, the applicant will be required to comply with the State of California's General Permit for Storm Water Discharges Associated with Construction Activity. This entails filing a Notice of Intent to Comply (NOI), paying a filing fee, and preparing and implementing a site specific storm water pollution prevention plan (SWPPP) that addresses both construction-stage and post-construction BMP's for storm water quality protection. The applicant is required to submit two copies of the NOI and the draft SWPPP to the Public Works Department for review and approval prior to issuance of the building permit.
21. **STREET TREES:** Show all existing street trees in the public right-of-way. Any removal, relocation or planting of street trees; or excavation, trenching or pavement within 10 feet of street trees must be approved by Public Works' arborist (phone: 650-496-5953). This approval shall appear on the plans. Show construction protection of the trees per City requirements.
22. **WORK IN THE RIGHT-OF-WAY:** The plans must clearly indicate any work that is proposed in the public right-of-way, such as sidewalk replacement, driveway approach, or utility laterals. The plans must include notes that the work must be done per City standards and that the contractor performing this work must first obtain a Street Work Permit from Public Works at the Development Center. If a new driveway is in a different location than the existing driveway, then the sidewalk associated with the new driveway must be replaced with a thickened (6" thick instead of the standard 4" thick) section. Additionally, curb cuts and driveway approaches for abandoned driveways must be replaced with new curb, gutter and planter strip.
23. **IMPERVIOUS SURFACE AREA:** The 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 our website.
24. **STORMWATER MAINTENANCE AGREEMENT:** The applicant shall designate a party to maintain the control measures for the life of the improvements and must enter into a maintenance agreement with the City to guarantee the ongoing maintenance of the permanent C.3 storm water discharge compliance measures. The maintenance agreement shall be executed prior to grading or building permit issuance. The City will inspect the treatment measures yearly and charge an inspection fee.
25. **LOGISTICS PLAN:** The contractor must submit a logistics plan to the Public Works Department prior to commencing work that addresses all impacts to the City's right-of-way, including, but not limited to: pedestrian control, traffic control, truck routes, material deliveries, contractor's parking,

concrete pours, crane lifts, work hours, noise control, dust control, storm water pollution prevention, contractor's contact, noticing of affected businesses, and schedule of work.

26. **STORM WATER HYDRAULICS AND HYDROLOGY:** As applicant is proposing to connect the site's discharge directly into the City Storm Drain system, please provide an analysis that compares the existing and proposed site runoff from the project site. Runoff shall be based on City of Palo Alto Drainage Design Standards for 10 year storm event with HGL's 0.5 foot below inlet grates elevations and 100-year storm with HGL not exceeding the street right-of-way. As described on the City of Palo Alto Drainage Design Standards. Please provide the tabulated calculations directly on the conceptual grading and drainage plan. This project may be required to replace and upsize the existing storm drain system to handle the added flows and/or depending on the current pipe condition. The IDF tables and Precipitation Map for Palo Alto is available County of Santa Clara County Drainage Manual dated October 2007. The proposed project shall not increase runoff to the public storm drain system.
27. Based on the City's GIS there may be plume monitoring wells within the project site. Typically these wells are maintained by Santa Clara Valley Water District (SCVWD). The proposed work shall not destroy any of the monitoring well or affect the function and use of these. Contact SCVWD to verify the well location. Plot and label them on the plans and provide notes to protect wells as required by the district.
28. **PAVEMENT:** Hillview Ave was resurfaced in 2011 & Coyote Hill Road was resurfaced in 2015. These streets are under a moratorium. Any cutting into the pavement will trigger additional pavement requirements. Add the following note to the Site Plan: "Applicant and contractor will be responsible for resurfacing portions of Hillview Avenue and Coyote Hill Road based the roadway surface condition after project completion and limits of trench work. At a minimum pavement resurfacing of the full width of the street along the project frontage may be required." Plot and label the area to be resurfaced as hatched on the site plan.
29. Provide a Rough Grading Plan for the work proposed as part of the Grading and Excavation Permit application. The Rough Grading Plans shall including the following: pad elevation, basement elevation, elevator pit elevation, ground monitoring wells, shoring for the proposed basement, limits of over excavation, stockpile area of material, overall earthwork volumes (cut and fill), temporary shoring for any existing facilities, ramps for the basement access, crane locations (if any), etc. Plans submitted for the Grading and Excavation Permit, shall be stand-alone, and therefore the plans shall include any conditions from other divisions that pertain to items encountered during rough grading for example if contaminated groundwater is encountered and dewatering is expected, provide notes on the plans based Water Quality's conditions of approval. Provide a note on the plans to direct the contractor to the approve City of Palo Alto Truck Route Map, which is available on the City's website.

PUBLIC WORKS URBAN FORESTRY SECTION

30. On sheet L4.1 add a column to show the number of each species to be planted.

31. On sheet L5.0 the total trees removed in the table should be 82, not 80. Other entries in the table appear to be consistent with numbers in the tree protection report.
32. On sheet L5.2 in the executive summary of the tree protection report, correct the number of protected trees to show 28, not 27.
33. 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 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. 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.
34. NEW TREES—PERFORMANCE MEASURES. New trees shall be shown on all relevant plans: site, utility, irrigation, landscape, etc. in a location 10' clear radius from any (new or existing) underground utility or curb cut.
- a. Add note on the Planting Plan that states, "*Tree Planting. Prior to in-ground installation, Urban Forestry inspection/approval required for tree stock, planting conditions and irrigation adequacy. Contact (650-496-5953).*"
 - b. Landscape Plan tree planting shall state the Urban Forestry approved species, size and using Standard Planting Dwg. #604 for street trees or those planted in a parking median, and shall note the tree pit dug at least twice the diameter of the root ball. Wooden cross-brace is prohibited.
 - c. Add note on the Planting & Irrigation Plan that states, "*Irrigation and tree planting in the right-of-way requires a street work permit per CPA Public Works standards.*"

- d. 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.
- e. Automatic irrigation bubblers shall be provided for each tree. 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. 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. Bubblers mounted inside an aeration tube are prohibited.

35. 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 & Sheet T-1, 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. The mandatory Contractor and Arborist 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.

36. PLAN CHANGES. Revisions and/or changes to plans before or during construction shall be reviewed and responded to by the (a) project site arborist, 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.

37. 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.

UTILITIES – ELECTRICAL

38. The existing transformer on site is a 2500KVA unit, vintage 2003, and as a relatively new unit, can likely be reused for the new building, pending submittal of loading requirements. The newly proposed vault locations are satisfactory.

UTILITIES - WATER,GAS,WASTEWATER

39. The applicant shall submit a completed water-gas-wastewater service connection application - loadsheets per unit for City of Palo Alto Utilities. The applicant must provide all the information requested for utility service demands (water in fixture units/g.p.m., gas in b.t.u.p.h, and sewer in fixture units/g.p.d.). The applicant shall provide the new total loads.

40. The applicant shall submit improvement plans for utility construction. The plans must show the size and location of all underground utilities within the development and the public right of way including meters, backflow preventers, fire service requirements, sewer mains, sewer cleanouts, sewer lift stations and any other required utilities. Plans for new wastewater lateral need to include new wastewater pipe profiles showing existing potentially conflicting utilities especially storm drain pipes electric and communication duct banks. Existing duct banks need to be daylighted by potholing to the bottom of the ductbank to verify cross section prior to plan approval and starting lateral installation. Plans for new storm drain mains and laterals need to include profiles showing existing potential conflicts with sewer, water and gas.
41. The applicant shall be responsible for upgrading the existing utility mains and/or services as necessary to handle anticipated peak loads. This responsibility includes all costs associated with the design and construction for the installation/upgrade of the utility mains and/or services.
42. The gas service, meters, and meter location must meet WGW standards and requirements
43. An approved reduced pressure principle assembly (RPPA backflow preventer device) is required for all existing and new water connections from Palo Alto Utilities to comply with requirements of California administrative code, title 17, sections 7583 through 7605 inclusive. The RPPA shall be installed on the owner's property and directly behind the water meter within 5 feet of the property line. RPPA's for domestic service shall be lead free. Show the location of the RPPA on the plans.
44. An approved reduced pressure detector assembly is required for the new water connection for the fire system to comply with requirements of California administrative code, title 17, sections 7583 through 7605 inclusive. Reduced pressure detector assemblies shall be installed on the owner's property adjacent to the property line, within 5' of the property line. Show the location of the reduced pressure detector assembly on the plans.
45. The applicant shall pay the capacity fees and connection fees associated with new utility service/s or added demand on existing services. The approved relocation of services, meters, hydrants, or other facilities will be performed at the cost of the person/entity requesting the relocation.
46. Each unit or place of business shall have its own water and gas meter shown on the plans. Each parcel shall have its own water service, gas service and sewer lateral connection shown on the plans.
47. All existing water and wastewater services that will not be reused shall be abandoned at the main per WGW utilities procedures.
48. Utility vaults, transformers, utility cabinets, concrete bases, or other structures cannot be placed over existing water, gas or wastewater mains/services. Maintain 1' horizontal clear separation from the vault/cabinet/concrete base to existing utilities as found in the field. If there is a conflict with existing utilities, Cabinets/vaults/bases shall be relocated from the plan location as needed to meet field conditions. Trees may not be planted within 10 feet of existing water, gas or

wastewater mains/services or meters. New water, gas or wastewater services/meters may not be installed within 10' of existing trees. Maintain 10' between new trees and new water, gas and wastewater services/mains/meters.

49. All utility installations shall be in accordance with the City of Palo Alto current utility standards for water, gas & wastewater.

GREEN BUILDING

50. CALGreen Checklist: The project is a new nonresidential construction project greater than 1,000 square feet and therefore must comply with California Green Building Standards Code Mandatory plus Tier 2 requirements, as applicable to the scope of work. PAMC 16.14.080 (Ord. 5393 § 1 (part), 2016). The project applicant must indicate the requirements on the Planning Application. The submittal requirements are outlined here:
http://www.cityofpaloalto.org/gov/depts/ds/green_building/compliance.asp.
51. EVSE Transformer Location: If the project triggers the EVSE requirements in Part B of these comments, then applicant must identify transformer requirements associated with EVSE mentioned and show the appropriate transformer location and size on the Planning Application. The applicant must contact the Electric Engineering Department within Utilities to confirm the any transformer requirements associated with the proposed EVSE. For questions, contact the Electric Engineering mainline at 650-566-4500.
52. Energy Efficiency: If the project includes new construction, then the project triggers the local Energy Efficiency Reach Code. Performance Approach specified within the 2016 California Energy Code shall be used to demonstrate that the TDV Energy of the Standard Design if the proposed building includes a 5kW or greater photovoltaic system. Ord. 5393 § 1 (part), 2016)
53. CALGreen Checklist: If the project is a new nonresidential construction project greater than 1,000 square feet, then the must comply with California Green Building Standards Code Mandatory plus Tier 2 requirements, as applicable to the scope of work. PAMC 16.14.080 (Ord. 5393 § 1 (part), 2016). The project applicant shall indicate the requirements on the Permit Plans. The submittal requirements are outlined here:
http://www.cityofpaloalto.org/gov/depts/ds/green_building/compliance.asp.
54. CALGreen Checklist: If the project is a non-residential building alteration with a permit value of \$200,000 or more, then the project must comply with California Green Building Standards Code Mandatory requirements, as applicable to the scope of work. (2016 CGBC Section 301.3, Chapter 5). The project applicant shall indicate the requirements on the Permit Plans. The requirements are subject to inspection. The submittal requirements are outlined here:
http://www.cityofpaloalto.org/gov/depts/ds/green_building/compliance.asp.
55. Commissioning: If the project is a new building over 10,000 square feet, then the project must meet the commissioning requirements outlined in the California Building Code section 5.410.2 for

Planning Approval. The project team shall re-submit the Owner's Project Requirements (OPR) in accordance with section 5.410.2.1 with an updated Basis of Design (BOD) in accordance with 5.410.2.2 that reflects the design elements finalized between Planning Approval and Permit Submittal. The project shall also submit a Commissioning Plan in accordance with 5.410.2.3.

56. Energy Benchmarking: If the project is a nonresidential projects exceeding \$100,000 valuation, then the project must acquire an Energy STAR Portfolio Manager Rating and submit the rating to the City of Palo Alto once the project has been occupied after 12 months. PAMC 16.14.380 (Ord. 5393 § 1 (part), 2016). The Energy Star Project Profile shall be submitted to the Building Department prior to permit issuance. Submittal info can be found at:
https://www.cityofpaloalto.org/gov/depts/utl/business/benchmarking_your_building.asp.
57. Recycled Water Infrastructure for Landscape: If the project is outside the boundaries of the recycled water project area and is greater than 1,000 square feet, then the project must install recycled water infrastructure for irrigation systems. PAMC 16.14.230 (Ord. 5393 § 1 (part), 2016). The project applicant shall indicate the requirements on the Permit Plans.
58. Recycled Water Infrastructure for Landscape: If the project is either a new construction or a rehabilitated landscape and is greater than 1,000 square feet, then the project must install a dedicated irrigation meter related to the recycled water infrastructure. PAMC 16.14.230 (Ord. 5393 § 1 (part), 2016). The project applicant shall indicate the requirements on the Permit Plans.
59. Model Water Efficient Landscape Ordinance: If the rehabilitated non-residential project has an aggregate (combined) landscape area of greater than or equal to 2,500 square feet, the project is subject to the Model Water Efficient Landscape Ordinance (MWELo). See MWELo Submittal Guidelines.
60. Construction & Demolition: If the project is a nonresidential new construction or renovation project and has a value exceeding \$25,000, then the project must meet the Enhanced Construction Waste Reduction Tier 2. PAMC 16.14.240 (Ord. 5393 § 1 (part), 2016). The project shall use the Green Halo System to document the requirements.
61. Construction & Demolition: If the project includes non-residential demolition, then the project must meet the Enhanced Construction Waste Reduction- Tier 2 Mandatory for all nonresidential construction include new construction, additions, and alteration, as long as the construction has a valuation exceeding \$25,000. PAMC 16.14.370 (Ord. 5393 § 1 (part), 2016). The project shall use the Green Halo System to document the requirements. <https://www.greenhalosystems.com>
62. Electric Vehicle Supply Equipment: If the project is a new non-residential structure, then the project must comply with the City of Palo Alto Electric Vehicle Charging Ordinance 5324. The project shall provide Conduit Only, EVSE-Ready Outlet, or EVSE Installed for at least 25% of parking spaces, among which at least 5% (and no fewer than one) shall be EVSE Installed. The requirements shall be applied separately to accessible parking spaces. See Ordinance 5324 for EVSE definitions,

minimum circuit capacity, and design detail requirements. PAMC 16.14.430 (Ord. 5393 § 1 (part), 2016) See <http://www.cityofpaloalto.org/civicax/filebank/documents/54976> for additional details.

63. Energy Benchmarking: If the project is a nonresidential projects exceeding \$100,000 valuation, then the project must acquire an Energy STAR Portfolio Manager Rating and submit the rating to the City of Palo Alto once the project has been occupied after 12 months. PAMC 16.14.250 (Ord. 5393 § 1 (part), 2016). Submittal info can be found at:
https://www.cityofpaloalto.org/gov/depts/utl/business/benchmarking_your_building.asp.

ATTACHMENT E
ZONING COMPARISON TABLES
 3406 Hillview Avenue, 17PLN-00438

Table 1: COMPARISON WITH CHAPTER 18.20 (RP-5 DISTRICT)

Regulation	Provided	Required
Minimum Site Area, Width, and Depth	6.5 acres, 325 feet width, and 707 feet depth	5 acres, 250 feet width, and 250 feet depth
Minimum Front Yard	150 feet	100 feet
Minimum Rear Yard	345 feet	40 feet
Interior Side Yard	60 feet	40 feet
Street Side Yard	80 feet	70 feet
Max. Site Coverage	16% (45,110 sf)	Mayfield Agreement allows for 25% coverage, or 70,742 sf
Max. Total Floor Area Ratio	0.28:1 (82,030 sf + 1,000 sf amenity space)	Mayfield Agreement allows for 0.375:1 (106,112 sf)
Max. Building Height	34.75 feet	35 feet (with additional 15 feet for mechanical and screen)
Daylight Plane	N/A	N/A
Employee Showers	16 showers	R&D: 50,000 sf and up requires 4 showers

Table 1: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading) for Administrative Office and Research & Development uses*

Type	Provided	Required
Vehicle Parking	274 spaces	1 per 300 sf of gross floor area (274 spaces)
Bicycle Parking	49 bike spaces (43 long term and 6 short term)	1 per 3,000 sf (80% long term, 20% short term = 28 spaces (22 long term, 6 short term)
Loading Space	1 space	1 loading space for 50,000-99,999 sf

* On-site employee amenity space is exempted from the parking requirements



CITY OF
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PLANNING & COMMUNITY ENVIRONMENT

250 Hamilton Avenue, 5th Floor
Palo Alto, CA 94301
650.329.2441

ADDENDUM TO THE 2005 CITY OF PALO ALTO/STANFORD DEVELOPMENT AGREEMENT AND LEASE PROJECT ENVIRONMENTAL IMPACT REPORT

Date: June 4, 2018

Project Name: City of Palo Alto/Stanford Development Agreement and Lease Project;
3406 Hillview Avenue
SCH #: 2003082103

Project Location: 3406 Hillview Avenue, Palo Alto, California

Applicant/Owner: Stanford University

This document is an Addendum to the approved City Of Palo Alto/Stanford Development Agreement and Lease Project Environmental Impact Report (“Mayfield DA EIR”) and has been prepared to address a changed circumstance. The applicant and the City have prepared technical reports to analyze the potential for environmental impacts on the site. The change has been determined not to create any additional impacts compared to those identified in the Mayfield DA EIR.

ANALYSIS:

Cultural Resources: The building proposed to be demolished and replaced with a new building under the Mayfield Development Agreement has reached 51 years of age, and must be analyzed for potential impacts to historic resources. According to CEQA, properties identified in an historical resource survey are presumed to be historically or culturally significant unless the preponderance of the evidence demonstrates that a property is not historically or culturally significant. Also according to CEQA, a project that is consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties would not have a significant adverse impact on a resource. Demolition of this building was analyzed in a Historic Resource Analysis analyzed and determined not to constitute a new significant environmental impact compared to those analyzed in the Mayfield DA EIR. The City has concluded that the building does not constitute a historical resource. As described in the attached *Historic Resource Evaluation for 3406 Hillview Avenue, Palo Alto, California*, the building is associated with significant events and persons in the advent and development of personal computing. However, the building does

not exemplify the midcentury modern architecture style, and the building has lost many important aspects of its integrity due to the later additions and renovations that significantly altered the building's appearance. Therefore, the building is not eligible for inclusion on the California Register of Historical Resources.

Hazardous Materials: The Mayfield DA EIR identified a number of potential public health concerns related to the 200,000 square feet of R&D/office uses permitted during Phase Two of the Development Agreement. These concerns were analyzed and categorized as hazardous materials, hazardous waste, contaminated soil and groundwater, and hazardous building components. The Mayfield DA EIR proposed mitigation measures to reduce the impacts related to these concerns to a less-than-significant level. As the project is a "designated project" subject to the Mayfield Development Agreement, the mitigation measures contained in the Mayfield DA EIR are applicable to the project.

In accordance with the Mayfield Development Agreement MMRP, the applicant has provided environmental management plan documents, including a soil and soil vapor sampling report (Attachment C) that describes the subsurface conditions and associated considerations for the redevelopment of the site. The project site is not located within the nearby Hillview Porter Regional Groundwater Plume, and is therefore not subject to Department of Toxic Substances Control (DTSC) orders for oversight and remediation. However, the site has undergone a hazardous materials facility closure process with Santa Clara County Department of Environmental Health and the Palo Alto Fire Department due to the prior hazardous materials storage. In accordance with the Mayfield MMRP, the applicant has provided Phase II soil and soil gas testing results, which detected the presence of Volatile Organic Compounds in one soil gas sample that exceeded environmental screening levels for commercial sites without engineered fill. However, with the incorporation of engineered fill, the project would not exceed the applicable screening levels, and would not pose a significant health risk. Further testing is recommended in the Phase II documents and will be conducted after the existing concrete slab has been removed during demolition. Additionally, the applicant has provided a Site Management Plan that details steps to be taken during demolition and redevelopment to avoid health risks associated with soil and soil gas. The soil and soil vapor sampling report and site management plan implement Mitigation Measures *HM1.1 Prepare a Phase I Environmental Site Assessment (ESA)*, *HM1.3 Implement Site Management Plan*, and *HM1.2 Prepare a Work Plan and Corrective Action*. A Health and Safety Plan will be required to be prepared to protect construction contractors during construction from potential exposure to existing contaminated soil and/or groundwater. This Health and Safety Plan must be provided to DTSC or other appropriate oversight agency, who may conduct inspections to ensure adherence to health and safety protocols. This will implement *HM3.1 Prepare and Implement a Site-Specific Health and Safety Plan*.

Biological Resources: An arborist and tree preservation report was prepared to catalog existing trees on the site and propose site-specific protection measures. This report implements Mitigation Measure *BR2.1 Require Arborist Tree Survey and Tree Protection and Preservation Plan*, which is applicable for both demolition and construction. Adherence to the recommendations in the report, which identifies Regulated Trees, will further implement this measure during demolition and construction. Two protected trees (1 coast live oak, 1 redwood)

are proposed for removal due to their poor health and proximity to the construction zone. The Urban Forester has recommended their removal and replacement in accordance with the provisions of the Urban Forest Master Plan.

Additionally, a biological review was prepared to describe the extent to which sensitive wildlife species occupy the site. The site is located adjacent to an undeveloped area of the Stanford Campus, and is located approximately ¼ mile from locations where California red-legged frogs have been recently observed. The southwest corner of the site is relatively undeveloped and contains a number of native wildflower species, as well as suitable foraging ground for dusky-footed woodrats which were observed nesting immediately off-site. The project plans avoid development in this area, which will limit the impact of the project on this habitat area. Additionally, prior to construction, measures *BR-1.1 Implement Procedures to Protect Sensitive Plant Species*, *BR1.2 Implement Procedures to Protect Sensitive Wildlife Species*, and *BR3.1 Conduct Pre-construction Surveys for Nesting Birds and Implement Protective Measures if Identified* will be implemented to avoid any potential impacts to any sensitive plant or wildlife species or nesting birds on the site.

Transportation: While on-site circulation/ingress/egress for Phase Two projects was identified as a less-than-significant impact in the Mayfield DA EIR, a trip generation and circulation analysis was prepared for the 3406 Hillview Avenue redevelopment to ensure no new significant impacts would be created. The report concluded that the additional trips generated by the project would not cause a significant impact due to sufficient service capacity on Coyote Hill Road and Hillview Avenue. Construction-related traffic impacts are mitigated through *TR-1.1 Prepare and Implement a Construction Traffic Management Plan*, which will be implemented with the requirement of City approval of a logistics plan prior to the issuance a grading permit. This plan will describe any construction-related changes to local traffic patterns, construction working parking, equipment storage, and truck traffic to and from the site. The Public Works Department has required a construction logistics plan condition of approval for the project.

Noise: The project plans include mechanical equipment on the roof of the structure, as well as a screen to shield the equipment. This design feature implements *NO-4.1 Shield or Enclose Roof-Mounted Mechanical Equipment*. Prior to the issuance of a building permit, an acoustical analysis shall be performed to ensure that the new building is in compliance with the Noise Standards in the Municipal Code, with any recommendations in the analysis to be incorporated into the construction documents of the project.

Air Quality: *AQ-1.1: Implement Construction Dust Control Measures*. As a requirement of the construction documents, the applicant will be required to adhere to control measures as developed by the Bay Area Air Quality Management District. These measures include watering all construction areas daily, covering all trucks hauling soil, and sweeping public streets in the vicinity if visible soil material is carried onto the streets. The implementation of this mitigation measure will help mitigate the short term increases in PM10 emissions that could violate air quality standards.

Additional potentially significant impacts identified in the Mayfield Development Agreement,

In accordance with CEQA Guidelines 15164(c), “an Addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted Negative Declaration.” This Addendum shall become public record as an attachment to the adopted City of Palo Alto/Stanford Development Agreement and Lease Project Environmental Impact Report. Pursuant to CEQA Guidelines Sections 15162 and 15163, no subsequent EIR or supplement to the Mayfield DA EIR may be prepared, because changed circumstances do not create new significant environmental impacts or a substantial increase in the severity of previously identified effects.

Prepared by: _____ Date _____

APPENDICES

- A. *Mayfield DA EIR Mitigation Monitoring and Reporting Plan*
- B. *Historic Resource Evaluations for 3406 Hillview Avenue*
- C. *Environmental Management Plan Cover Letter From Stanford University*
- D. *Palo Alto Fire Department Closure Letters*
- E. *Site Management Plan, 3406 Hillview Avenue*
- F. *Results of Subsurface Investigation 3406 Hillview Avenue*
- G. *Ingress/Egress and Circulation Analysis for Office at 3406 Hillview Avenue*
- H. *Biological Review, 3406 Hillview Avenue*
- I. *Arborist Report, 3406 Hillview Avenue*

**CITY OF PALO ALTO/STANFORD DEVELOPMENT AGREEMENT AND LEASE PROJECT
REPLACEMENT AND ASSOCIATED SQUARE FOOTAGE DEVELOPMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Mitigation and Monitoring Responsibility	Monitoring Action	Schedule
CULTURAL RESOURCES			
CR-1.1 Conduct an Archaeological Assessment, Intensive Surface Survey, and/or Subsurface Testing During Project Planning in Certain Areas of Extreme Archaeological Sensitivity. If construction is proposed in an area of extreme archaeological sensitivity or within 500 feet of a recorded archaeological site, the landowner, Stanford University, shall engage a qualified archaeologist to conduct an archaeological assessment, intensive surface survey, and/or subsurface testing as part of the project planning efforts. If the site contains archaeological resources that are eligible for protection and have integrity, the resources shall be avoided to the maximum extent feasible. To the extent that avoidance is infeasible, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the resource, shall be prepared and adopted prior to any excavation being undertaken. When implementation of the data recovery program is complete, a report shall be deposited with the California Historical Resources Regional Information Center.	Implementation: Stanford, qualified archaeologist Monitoring: City of Palo Alto	If construction is in an area of extreme archaeological sensitivity or within 500 feet of a recorded archaeological site, verify retention of qualified archaeologist; verify completion of archaeological assessment, intensive surface survey, and/or subsurface testing; if resources discovered, verify resource avoidance; submittal and adoption of data recovery plan by said archaeologist.	Assessment /survey/testing during project planning; data recovery plan prior to any excavation being undertaken.
CR-1.2 Conduct a Surface Survey or Subsurface Probing Prior to Construction-Related Ground-Disturbing Activities in Areas of Moderate Archaeological Sensitivity. If construction is proposed in areas of moderate archaeological sensitivity, the landowner, Stanford University, shall engage a qualified archaeologist to conduct a surface survey or subsurface probing if: (a) the site is unimproved land, (b) the site is within 500 feet of a recorded archaeological site, Matadero Creek, Deer Creek, or Barron Creek and will entail excavation of more than 5 feet below the existing grade on improved land, or (c) mass grading is anticipated for large commercial, transportation, or utility projects that will occur within 500 feet of a recorded archaeological site, Matadero Creek, Deer Creek, or Barron Creek. If the site contains archaeological resources, the project archaeologist shall identify and evaluate the archaeological resource and prepare a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the resource. The data recovery plan shall be prepared and adopted prior to any excavation being undertaken. When implementation of	Implementation: Stanford, qualified archaeologist Monitoring: City of Palo Alto	If construction site is in area of moderate archaeological sensitivity and meets specifications listed, verify retention of qualified archaeologist; completion of surface survey or subsurface probing; if resources discovered, submittal and adoption of data recovery plan by said archaeologist.	Prior to any excavation being undertaken.

**CITY OF PALO ALTO/STANFORD DEVELOPMENT AGREEMENT AND LEASE PROJECT
REPLACEMENT AND ASSOCIATED SQUARE FOOTAGE DEVELOPMENT
MITIGATION MONITORING AND REPORTING PLAN (Continued)**

Mitigation Measures	Mitigation and Monitoring Responsibility	Monitoring Action	Schedule
the data recovery program is complete, a report shall be deposited with the California Historical Resources Regional Information Center.			
CR-1.3 At Any Construction Site, Cease Excavation or Construction Upon the Discovery of Cultural Resources. Should any indication of an archaeological resource be encountered during any soil-disturbing activity during construction, the project sponsor shall immediately notify the landowner, Stanford University and suspend any soil-disturbing activities in the vicinity of the discovery until a qualified archaeologist has determined whether additional measures should be undertaken. The archaeological professional shall inform the Palo Alto Department of Planning and Community Environment if the discovery is an archaeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archaeological resource is present, the project archaeologist shall identify and evaluate the archaeological resource and prepare a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the resource. The data recovery plan shall be prepared and adopted prior to any excavation being undertaken. When implementation of the data recovery program is complete, a report shall be deposited with the California Historical Resources Regional Information Center.	Implementation: Stanford, Project Contractor, qualified archaeologist Monitoring: City of Palo Alto Department of Planning and Community Environment	Verify that bid documents and contracts include provisions to cease excavation or construction in the event of discovery of archaeological resources; submittal of data recovery plan and appropriate reports by said archaeologist.	Prior to commencement of construction activities; on-going as needed during construction; if applicable, a data recovery plan shall be prepared and adopted prior to any excavation being undertaken after discovery.
CR-1.4 Preserve Prehistoric Artifacts. In the event that prehistoric artifacts are discovered during any soil-disturbing activity during construction, the landowner, Stanford University, retains ownership of archaeological and paleontological artifacts recovered on its property. Archaeological and paleontological discoveries shall be recorded with the California Historical Resources Information System and artifacts shall be curated in a manner consistent with professional standards.	Implementation: Stanford Monitoring: City of Palo Alto Department of Planning and Community Environment	Verify that bid documents and contracts include provisions for cultural resource discoveries ownership and curation by Stanford.	Prior to commencement of construction activities.

**CITY OF PALO ALTO/STANFORD DEVELOPMENT AGREEMENT AND LEASE PROJECT
REPLACEMENT AND ASSOCIATED SQUARE FOOTAGE DEVELOPMENT
MITIGATION MONITORING AND REPORTING PLAN (Continued)**

Mitigation Measures	Mitigation and Monitoring Responsibility	Monitoring Action	Schedule
CR-2.1 Cease Work Upon the Discovery of Human Remains. If human remains are discovered, the project sponsor shall halt further excavation or disturbance of the discovery site or any nearby area reasonably suspected to overlie adjacent human remains. In accordance with State CEQA Guidelines Section 15064.5(e), the County Coroner shall be notified immediately. If the remains are found to be Native American, the County Coroner shall notify the NAHC within 24 hours. The most likely descendant of the deceased Native American shall be notified by the Commission and given the chance to make recommendations for the remains. If the Commission is unable to identify the most likely descendant, or if no recommendations are made within 24 hours, or in the event that the landowner and the descendant fail to reach an agreement, remains may be re-interred with appropriate dignity elsewhere on the property in a location not subject to further subsurface disturbance.	Implementation: Stanford, Project Contractor Monitoring: City of Palo Alto Department of Planning and Community Environment	Verify that bid documents and contracts include provisions to cease work and notify County Coroner in the event of discovery of human remains.	Prior to the start of construction.
CR-4.1 Protect Paleontological Resources. In the event that fossilized or unfossilized shell or bone is uncovered during any earth-disturbing operation resulting from development under the proposed project, contractors shall stop work in the immediate area of the find, notify the landowner, Stanford University, and retain a qualified paleontologist to survey the site and assess the find. In addition, the project sponsor shall notify the City Building Inspector assigned to the project. The paleontologist retained by the project sponsor shall visit the site and make recommendations for treatment of the find that shall be sent to the City Building and the City Planning offices. If a fossil find is confirmed, it shall be recorded with the USGS and curated in an appropriate repository.	Implementation: Project Contractor, Stanford, qualified paleontologist Monitoring: City Building Inspector assigned to the project, City Building office, City Department of Planning and Community Environment	Verify that bid documents and contracts include provisions to cease work in the event of discovery of shell or bone; submittal of recommended actions by said paleontologist, if applicable.	Prior to the start of construction and on-going during construction; immediately upon determination of shell or bone discovery.
BIOLOGICAL RESOURCES			
BR-1.1 Implement Procedures to Protect Sensitive Plant Species. If development is proposed in any undeveloped, unpaved, and unlandscaped area, adjacent to a riparian setback or Coyote Hill, Stanford shall retain a qualified botanist to conduct focused pre-construction surveys to determine the presence or absence of special status plant species. These surveys shall be conducted during the blooming period in accordance with standard CDFG survey protocol. If none of these species are located during the surveys, or if the impact is determined by the biologist to be less than significant based on CDFG criteria,	Implementation: Stanford Monitoring: City of Palo Alto Potential consultation with CDFG, CNPS, and/or USFWS	If development is in an undeveloped, unpaved, and unlandscaped area, adjacent to a riparian setback or Coyote Hill, verify retention of qualified botanist; completion of pre-construction surveys for	Prior to the start of construction; survey during blooming period; seed collection during appropriate season, if applicable.

**CITY OF PALO ALTO/STANFORD DEVELOPMENT AGREEMENT AND LEASE PROJECT
REPLACEMENT AND ASSOCIATED SQUARE FOOTAGE DEVELOPMENT
MITIGATION MONITORING AND REPORTING PLAN (Continued)**

Mitigation Measures	Mitigation and Monitoring Responsibility	Monitoring Action	Schedule
no further mitigation would be required. If special-status plants are found to occur in an area proposed for development or construction staging and the potential impact is determined to be significant, then the following steps shall be implemented. a. If any special-status plants are found to be present in the construction or development footprint of the R&D/office space, those plants shall be avoided to the greatest extent feasible. Habitats that support special-status plants that can be avoided shall be flagged and encircled with construction fencing to protect them from disturbance during construction of the project. These areas shall have appropriate buffer zones between their boundaries and areas of development to ensure that both potential direct and indirect impacts would be avoided. b. If the special-status plant population cannot be avoided, then Stanford shall provide mitigation for the loss of the population through the preservation and enhancement of on-site or off-site habitat in Santa Clara County that supports the affected species, or through purchase of mitigation credits at an established mitigation bank that has appropriate habitat for the species. Mitigation shall be conducted in consultation with the City, CDFG, California Native Plant Society (CNPS) and/or USFWS. Prior to construction, Stanford shall retain a qualified botanist to collect seed directly from the plants (during the appropriate season), salvage soil containing the seed bank, and/or salvage and transplant the existing plants to be potentially impacted by the proposed development. If mitigation is to occur at an established mitigation bank, seed collection, salvage and transplanting activities typically becomes the responsibility of the mitigation bank as a part of the agreement that Stanford shall enter into with the mitigation bank.		special status plant species; if special-status species occur and are significant, compliance with avoidance efforts and mitigation for lost populations; completion of seed collection, seed bank salvation, and/or transplant by said botanist.	
BR-1.2 Implement Procedures to Protect Sensitive Wildlife Species. If development is proposed in any undeveloped, unpaved, and unlandscaped areas, adjacent to a riparian setback or Coyote Hill, Stanford shall retain a qualified biologist to conduct a survey of habitat for sensitive wildlife species. Surveys shall be conducted in consultation with resource agencies (including the USFWS	Implementation: Stanford Monitoring: City of Palo Alto Consultation with resource	If development is in undeveloped, unpaved, and unlandscaped area, adjacent to a riparian setback or Coyote Hill, verify	Prior to commencement of any construction activities that could affect the habitat of listed

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Mitigation Measures	Mitigation and Monitoring Responsibility	Monitoring Action	Schedule
and the CDFG) and in accordance with accepted protocols. If it is determined that sensitive species do not occupy the site, then no further mitigation would be required. If it is determined that sensitive species are present in the project area, the following steps shall be implemented. - Stanford shall be responsible for the acquisition of an incidental take permit pursuant to Section 10 of the Federal Endangered Species Act. The Section 10 consultation and incidental take permit shall be acquired prior to the commencement of any construction activities that could affect the habitat of the listed wildlife species. - A preconstruction survey shall be conducted by a qualified biologist prior to any vegetation clearing, excavation or construction that occurs within suitable habitat to determine if any individual wildlife species are present and could potentially be harmed by construction activities. If any listed species are found, they shall be removed from the construction zone and placed in an approved location off site. - Once the active construction zone has been cleared, a qualified biologist shall encircle the construction zone with an exclusionary fence (or guide installation of) in order to prevent the species from returning. Exclusionary fence shall be constructed of suitable materials as detailed in the project's Biological Opinion. Fencing shall be maintained in good working order and shall remain in place until construction in that particular area is completed. - Mitigation for the loss of habitat shall be developed in consultation with USFWS. Replacement can be conducted on site after construction is completed and/or off site through purchase of mitigation credits at an approved mitigation bank. - All on-site workers shall attend an information session conducted by a designated biological monitor prior to beginning work on site. This session shall cover identification of the species and procedures to be followed if an individual is found on site, as well as basic site rules meant to protect biological resources, such as speed limits, no littering, and no smoking.	agencies including the USFWS and the CDFG	retention of qualified biologist; completion of survey of habitat for sensitive wildlife species; if sensitive species occur, verify acquisition of incidental take permit; completion of preconstruction survey by said biologist; if listed species occur, verify relocation; verify exclusionary fence placement by said biologist; development of mitigation for habitat loss; verify all on-site worker's participation in biological training by said biologist.	species; survey prior to any vegetation clearing, excavation, or construction that occurs within suitable habitat; fencing shall remain until construction in area is completed; habitat loss replacement after construction is complete; biological training conducted prior to beginning work on site.

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Mitigation Measures	Mitigation and Monitoring Responsibility	Monitoring Action	Schedule
BR-2.1 Require Arborist Tree Survey and Tree Protection and Preservation Plan. The project sponsor shall hire an International Society of Arboriculture (ISA) Certified Arborist to perform a tree survey prior to submitting project plans for the R&D/office space for City review. Survey results shall be presented in a survey report pursuant to the City's Municipal Code and Tree Technical Manual and similar to the Preliminary Draft Arborist's Pre-construction Tree Survey performed for the Mayfield site. A Tree Protection and Preservation Plan for both demolition and construction (since some fencing will be expanded) shall be prepared consistent with the Tree Technical Manual, Section 2.00. All specific recommendations from the approved plan shall be implemented and maintained throughout construction.	Implementation: Stanford Monitoring: City of Palo Alto, City Arborist	Verify hire of Certified Arborist; submittal of tree survey results by said Certified Arborist; submittal of Tree Protection and Preservation Plan for demolition and construction phases; implementation of Plan recommendations; if Regulated Trees are identified, compliance with Mitigation Measures BR-2.4 and BR-2.5, where appropriate.	Prior to submittal of project plans for the R&D/office space for City review. On-going during construction.
BR-2.4 Protect Trees to be Retained. The project sponsor shall ensure that Regulated Trees are not harmed during construction by including specific tree protection measures, in construction bid specifications, plan submittals, and building permit documents and plans consistent with the City's Municipal Code and Tree Technical Manual. Fenced enclosures shall be erected around trees to be protected to achieve three primary functions: (1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; (2) to preserve roots and soil conditions in an intact and non-compacted state; and (3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved.	Implementation: Stanford, Project Contractor Monitoring: City of Palo Alto, City Arborist	For all Regulated Trees to be retained, verify that bid documents, plan submittals, and building permit documents include tree protection measures.	Prior to approval of project plans and building permits. Inspections: During construction of the project.

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Mitigation Measures	Mitigation and Monitoring Responsibility	Monitoring Action	Schedule
BR-2.5 Implement Other Construction Protection Measures to Protect Trees. The following measures address other construction-related tree protection measures, outside of tree fencing. - 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 (no trenching, grading, etc). Utilities or trenching that must pass within a TPZ shall be directionally bored beneath the root plate using the trenching/boring guidelines outlined in the Tree Technical Manual. Trees to be retained shall be irrigated, aerated, and maintained as necessary to ensure survival. - Roots 2 inches or greater in diameter that become exposed and/or damaged during the demolition or construction phases shall be cut clean and, if possible, cut back to a lateral root. The root end shall be covered and wrapped with a secured plastic bag and soil backfill as soon as the severance occurs. - All trees shall receive monthly watering during all phases of construction per the Tree Technical Manual, Section 5.45.	Implementation: Stanford, Project Contractor Monitoring: City of Palo Alto, City Arborist	For all Regulated Trees to be retained, verify that bid documents, plan submittals, and building permit documents include other construction tree protection measures.	Prior to approval of project plans and building permits. Inspections: During construction of the project.
BR-3.1 Conduct Pre-construction Surveys for Nesting Birds and Implement Protective Measures if Identified. The removal of trees, shrubs, or weedy vegetation shall be avoided during the February 1 through August 31 bird nesting period to the extent possible. If no vegetation or tree removal is proposed during the nesting period, no surveys shall be required. If it is not feasible to avoid the nesting period, a survey for nesting birds shall be conducted by a qualified wildlife biologist no sooner than 14 days prior to the start of removal of trees, shrubs, grassland vegetation, or buildings, or grading or other construction activity. Survey results shall be valid for 21 days following the survey; therefore, if vegetation or building removal is not started within 21 days of the survey, another survey shall be required. The area surveyed shall include all construction sites, access roads, and staging areas, as well as areas within 150 feet outside the boundaries of the areas to be cleared or as otherwise determined by the biologist.	Implementation: Stanford, Project Contractor, qualified wildlife biologist Monitoring: City of Palo Alto	Verify schedule of any vegetation removal or demolition; if inside the nesting season demonstrate retention of a qualified wildlife biologist to conduct appropriate nesting surveys and to take measures to protect nesting birds; verify inclusion in project contractor bid documents.	Prior to issuance of a grading permit; survey no more than two weeks prior to vegetation removal, grading, or construction; re-survey if construction schedule changes; if present, postpone construction and repeat surveys until birds have fledged.

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Mitigation Measures	Mitigation and Monitoring Responsibility	Monitoring Action	Schedule
In the event that an active nest is discovered in the areas to be cleared, or in other habitats within 150 feet of construction boundaries, clearing and construction shall be postponed for at least two weeks or until a wildlife biologist has determined that the young have fledged (left the nest), the nest is vacated, and there is no evidence of second nesting attempts.			
BR-4.1 Require Removal of 20-foot Sections of Spanish Tile Roofs During Demolition. If any building with a Spanish tile roof is to be demolished, Stanford shall remove a 20-foot section of the roof and allow sufficient time for bats to disperse before demolition of the building begins.	Implementation: Stanford, Project Contractor Monitoring: City of Palo Alto	Verify that bid documents and contracts include provisions to remove 20-foot sections of Spanish-tile roofs and allow sufficient time for any bats to disperse.	Prior to issuance of a demolition permit and allowing sufficient time for bats to disperse from building prior to demolition.
TRANSPORTATION			
TR-1.1 Prepare and Implement a Construction Traffic Management Plan. The project sponsor shall prepare a Construction Traffic Management Plan, outlining truck routes, staging areas, traffic detours, traffic and pedestrian/bicyclist safety measures, construction parking areas, and proposals to maintain access to properties. The plan shall be reviewed and approved by the City prior to the issuance of a grading or building permit. During construction, the contractor shall be responsible for implementing the recommendations and practices defined in the plan. Important considerations and practices that shall be incorporated into the plan, or an equivalent measure as determined by the City, are noted below: a. It is generally desirable and most convenient for construction worker parking and equipment/material storage to occur within the project site. b. Alternately, construction worker parking and/or storage space may be located at an off-site off-street location.	Implementation: Stanford, Project Contractor Monitoring: City of Palo Alto Public Works Department	Submittal and approval of a Construction Traffic Management Plan.	Prior to issuance of a grading or building permit and on-going during construction.
c. Temporary lane closures, if necessary, shall be coordinated with the responsible public agencies and scheduled for off-peak hours to minimize disruption to traffic flow.			

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Mitigation Measures	Mitigation and Monitoring Responsibility	Monitoring Action	Schedule
d. Truck traffic to and from the site shall use designated truck routes.			
TR-2.1 Contribute Fair Share to Traffic Signal at Hillview Avenue–Fremont Road/Arastradero Road. When the City installs a traffic signal at the intersection of Hillview Avenue–Fremont Road/Arastradero Road, Stanford shall pay the Phase One Development's Fair Share for the signalization. With signalization, the intersection would operate at LOS C or better during the peak hours. Based on the City's standards, the recommended improvement would satisfactorily mitigate the project's impact at this intersection.	Implementation: City of Palo Alto, Stanford Monitoring: City of Palo Alto Public Works Department	Submittal of Stanford's fair share of the cost of Phase One signalization improvements.	Upon completion of a traffic signal at the intersection of Hillview Avenue–Fremont Road/Arastradero Road.
TR-2.2 Contribute Fair Share to Install a Traffic Signal at Deer Creek Road/Arastradero Road. When the City installs a traffic signal at the Deer Creek Road/Arastradero Road intersection, Stanford shall pay the Phase One Development's Fair Share for the signalization. The City of Palo Alto shall monitor traffic conditions at this intersection and install a traffic signal at such time as service levels deteriorate as predicted or traffic signal warrants are met. With signalization, the intersection is expected to operate at LOS A during the peak hours.	Implementation: City of Palo Alto, Stanford Monitoring: City of Palo Alto Public Works Department	Submittal of Stanford's fair share of the cost of Phase One signalization improvements.	Upon completion of a traffic signal at the Deer Creek Road/Arastradero Road intersection.
TR-4.1 Implement a Transportation Demand Management (TDM) program during Phase One of the Project. In order to fully mitigate the significant project impact, a 1.4 percent volume reduction is necessary on the freeway ramp. Stanford shall achieve this reduction through an expansion of the existing Hanover Marguerite shuttle service to Caltrain to at least Porter Drive, or any other TDM measure that enables additional ridership in the more southern portion of the SRP. The TDM program shall be implemented if and when the first 50,000 square feet of Phase One development is constructed and occupied south of Foothill Expressway, and shall terminate when 100,000 sf of existing R&D/office square footage on the Upper California Avenue site is demolished.	Implementation: Stanford Monitoring: City of Palo Alto with annual report to City Council	Verify implementation of a Transportation Demand Management Program.	When the first 50,000 sf of the project replacement square footage (under Phase One) is constructed and occupied, until 100,000 sf of existing R&D/office square footage on the Upper California Avenue site is demolished.
TR-10.1 Improve Hanover Street/Page Mill Road Intersection. The City shall add a second northbound right-turn lane on Hanover Street. Through the prior payment of transportation impact fees, Stanford and the SRP have paid their fair share for this improvement. With this improvement, the average delay under	Implementation: City of Palo Alto Public Works Department	Applicable under Scenario A, assuming Phase One R&D/office development occurs in the south SRP at	Prior to completion of R&D/office development.

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Mitigation Measures	Mitigation and Monitoring Responsibility	Monitoring Action	Schedule
Year 2010 Phase Two Scenario A Project conditions would be less than that calculated under Year 2010 No Project conditions. The improvement could be constructed within the existing right-of-way. A conceptual drawing of the proposed improvement is included in the Stanford/Mayfield Draft Traffic Report, available for review at the City Planning offices.		the Hillview site, and Phase Two R&D/office development occurs in the north SRP; completion of Hanover Street/Page Mill Road Intersection improvement.	
<i>TR-12.1 Implement Page Mill Road/I-280 Interchange Improvements as specified in the County Expressway Study.</i> The City, Stanford, Santa Clara County and Caltrans shall collaborate to implement the improvements identified in the County Expressway Study. These improvements include removal of the southbound loop on-ramp and construction of a southbound diagonal on-ramp with signal operations, signalization of the northbound off-ramp intersection, and a proper channelization for pedestrians and bicycles. The cost is estimated at \$5 million.	Implementation: City of Palo Alto, Stanford, Santa Clara County, Caltrans Monitoring: City of Palo Alto	Applicable under Phase Two Scenario B; ensure collaboration between all parties to implement the improvements identified in the County Expressway Study.	When funding becomes available; impact is mitigated regardless of funding availability by Mitigation Measure TR-12.2.
<i>TR-12.2 Implement a Transportation Demand Management (TDM) program to serve the R&D/office space located south of Foothill Expressway.</i> In order to fully mitigate the significant project impact, a 2.8 percent volume reduction is necessary on the freeway ramp. Stanford shall achieve this reduction through the implementation of TDM measures. The TDM program shall include a dedicated peak-hour express Caltrain shuttle that would run between the California Avenue Caltrain station and the southern portion of the SRP bounded by Page Mill Road, Deer Creek Road, Arastradero Road, Hillview Avenue, and Foothill Expressway. The TDM program shall be implemented when more than 215,000 sf of the project replacement square footage (100,000 sf of which would be developed under Phase One of the project and an additional 115,000 sf of the 200,000 sf to be developed during Phase Two) is relocated south of Foothill Expressway. Stanford may discontinue this TDM program if Mitigation Measure TR-12.1 is implemented.	Implementation: Stanford Monitoring: City of Palo Alto with annual report to City Council	Applicable under Phase Two Scenario B; verify implementation of a Transportation Demand Management Program as long as Mitigation Measure TR-12.1 has not been implemented.	When more than 215,000 sf of the project replacement square footage is relocated south of Foothill Expressway.
NOISE			