ITEM #1

City of Palo Alto (ID # 5718)

Architectural Review Board ARB Staff Report

Report Type: **Meeting Date: 5/21/2015**

Summary Title: 1450 Page Mill Road - Major ARB for office

Title: 1450 Page Mill Road [14PLN-00335]: Request by Jim Inglis, Stanford University, for Major Architectural Review (ARB) for the demolition of the two existing buildings on site, totaling 59,539 sf and construction of a new two story 74,400 sf office building. Environmental Assessment: City of Palo Alto/Stanford Development Agreement and Lease Project Environmental Impact Report (State Clearinghouse No. 2003082103) and Exemption 15302 (Replacement and Reconstruction). Zoning District: RP (Research Park).

From: Jonathan Lait

Lead Department: Architectural Review Board

RECOMMENDATION

Staff recommends that the Architectural Review Board (ARB) recommend the Director of Planning and Community Environment approve the proposed project, based upon the Architectural Review findings (Attachment A) and subject to the conditions of approval (Attachment B).

BACKGROUND

On November 20, 2014, the ARB conducted a preliminary review of conceptual plans for this project and requested the applicant:

- Provide clarification or update on the Mayfield floor area allocation process,
- Ensure office clutter would not be visible through the clear glass windows,
- Submit a solar study that addresses the entire building,
- Provide detail about the existing side retaining walls and how they would be replaced,
- Design the patio space(s) with shady areas for user enjoyment,
- Use the storm water features to create interest at the pedestrian level,
- Ensure the drop off area is large enough for shuttle busses to turn around,
- Provide better screening of utility/loading ramps and height of building,
- Work with the County to ensure the installation of street trees, and
- Describe how the project would reduce single occupancy vehicle trips.

Site Information

The project site, located at 1450 Page Mill Road, has an area of approximately 148,801 square feet (sf). There are currently two structures on the site totaling 59,539 sf. A total of 167 parking spaces are currently provided on the site.

The site has a Comprehensive Plan land use designation of Research/Office Park and a zoning designation of Research Park (RP) district. The Research/Office Park land use designation allows office, research, and manufacturing establishments whose operations are buffered from adjacent residential uses. The RP zoning district allows a limited group of research and manufacturing uses that may have unusual requirements for space, light, and air, and desire sites in a research park environment. The maximum Floor Area Ratio (FAR) in the RP district is normally 0.4:1. However, given that the project site has been designated as a receiver site for floor area granted via the Mayfield Development Agreement, the allowed FAR on the site is 0.5:1.

All of the surrounding properties are zoned RP and contain similar research and manufacturing uses, except Fire Station #2, located to the northeast along Hanover Street. Across Page Mill Road to the southeast, additional research and manufacturing uses are located.

Mayfield Development Agreement

In 2005, the City of Palo Alto and Stanford University entered into the Mayfield Development Agreement (MDA). Under the terms of the MDA, Stanford University was to lease to the City of Palo Alto the 6-acre Mayfield site, located at the corner of Page Mill Road and El Camino Real, for $1 per year for 51 years. Stanford was to construct soccer fields on the Mayfield site at its expense and turn the fields over to the City upon completion, which was done in 2006. In turn, the MDA provided Stanford with vested rights to build 250 housing units on two sites in the Stanford Research Park, where R&D/office buildings exist. These homes have now been approved and are currently under construction. Stanford was also granted the right to relocate 300,000 sf of R&D/office space elsewhere in the Stanford Research Park, which is less than the amount of commercial area to be demolished at the two designated housing sites.

As shown in the attached designation letter (Attachment D), Stanford has designated up to 14,861 sf of this Mayfield square footage for use on the subject site. Overall, Stanford has designated 204,861 sf to sites throughout the Research Park Area, leaving them with an additional 95,139 sf for future allocation. Additional information regarding the MDA and associated Environmental Impact Report are located on the City's website at: http://www.cityofpaloalto.org/gov/topics/projects/landuse/mayfield.asp

Project Description

The applicant is proposing to demolish two existing buildings totaling 59,539 sf and redevelop the site with a two-story building totaling 77,634 sf that includes 3,234 sf of amenity space and associated site improvements.

The first and second floor building elevations reflect a light and glassy aesthetic, with zinc metal, and light-colored terra cotta cladding to break up the mass. The plan set includes perspective drawing on Sheets A1.5.1 to A1.5.4 and building elevations on Sheets A3.1.1 to A3.1.3 to assist the ARB review. A full landscaping plan has been provided on Sheets L1.0 through L3.5. The applicant further describes the proposed project in the attached project narrative (Attachment C).

DISCUSSION

Zoning Compliance and Comprehensive Plan Conformance

The proposed project is consistent with the required setbacks for the RP zone, in that the proposed building respects the required 20 foot side and rear setbacks and the special setback of 50 feet along Page Mill Road. The building would cover 28% of the project site, less than the maximum allowable site coverage of 30 percent. Stanford has notified the City that they wish this location to be designated as a Mayfield site, thereby allowing the maximum FAR to be 0.5:1. The proposed building would have an FAR of 74,400 sf. As shown on Sheet A1.4.2, the building would also include 3,234 sf of amenity space and 41,260 sf of basement garage space that is not included in the project FAR calculation. The proposal is in conformance with maximum allowed FAR of 0.5 for the RP zone with the additional Mayfield allowance.

The maximum allowed height in the RP zone is 35 feet. The proposed building would have a maximum height of 35 feet, the standard height limit within the RP zone. Along Page Mill Road, the property slopes up 16 feet over the width of the property (over 253 feet), which is a 6% increase. While the rear of the property drops down approximately 10 feet over a distance of 588 feet. As shown in the plan set sections, the project conforms to the City's height requirements. A zoning comparison table is included as Attachment E to this report.

The ARB approval findings (Attachment A) reference applicable Comprehensive Plan goals and policies.

Site Design and Circulation

The existing 59,539 sf building would be demolished and replaced with a building providing 74,400 sf of floor area on two floors and 3,234 sf of amenity space for a total of 77,634 sf. The building would meet the minimum 50 foot front setback, 20 foot side setbacks and would provide an approximately 170 foot rear setback. The existing front building facing Page Mill Road creates a visual barrier for the rear building, whereas the proposal would be one building with a grand entrance and drop-off area at the front. This will provide a greater sense of place and maintain a presence on Page Mill Road.

As shown in the plan set the building square footage would be focused towards the front of the property, and both surface and underground parking facilities would be provided. The impervious footprint of the development would be reduced by approximately 6 percent with the inclusion of below grading parking under the proposed structure.

Performance Criteria

The project is subject to the Performance Criteria found in Palo Alto Municipal Code (PAMC) Section 18.23. These criteria are intended to provide additional standards to be used in the design and evaluation of developments in multi-family, commercial and industrial zones. The criteria are intended to make new developments and major architectural review projects compatible with nearby residential and business areas, and to enhance the desirability of the proposed developments. There are nine specific design elements in addition to the required ARB findings. The three design elements applicable to this particular project include: (1) Lighting, (2) Visual, Screening and Landscaping, and (3) Noise and Vibration.

(1) Lighting

As shown on Sheets L2.1 and L7.0, proposed lighting would include pole lighting as well as bollard style lights, and in-ground lighting. All pole lighting would be directed downward to ensure minimal spillover of light across property lines. All proposed lighting would be installed along interior driveways and walkways. The lighting would have a maximum 'foot-candle' of 9.01, which quickly reduces to 1 foot-candle approximately 30 feet from the pole, and would add minimally to the existing light levels at any property line.

(2) Visual, Screening and Landscaping

The proposed building will be located towards the front of the property, leaving a 170 foot buffer from the residential uses to the rear. In addition, a large number of trees will be planted along the perimeters of the site to soften the look of the new structure and help limit off-site views.

(3) Noise and Vibration

Section 9.10.040 of the Palo Alto Municipal Code limits noise generation to no more than 8 dB above the local ambient at any point outside of the property plane. The existing ambient noise level in the area is 65 Ldn.

Post-construction noise from the project would primarily emanate from future generators and standard mechanical equipment, such as HVAC units. Generators are anticipated on this site, but none is proposed at this time. Once proposed it will be review for conformance with City standards. Commercial rooftop mechanical equipment normally generates 60 to 75 dBA at 50 feet. Since doubling the distance (i.e. 50 feet, 100 feet, 200 feet, etc.) from a noise source can reduce its intensity up to 6 dBA for a stationary noise source, staff anticipates the mechanical equipment will meet the City's noise standards of 8 dB at any property line. During the Building Permit review phase, Planning staff will ensure the project adheres to this regulation.

Building Design

The new long, slender building would be positioned perpendicular to the roadway in order to maximize the usability of the site. As shown on sheets A1.5.1 and A1.5.2, the front portion of the proposed building would consist of a clear glass envelope with a large canopy for shade. Below the canopy, a series of architectural masses would be articulated. Bird-safe, fritted glass

would be used on the lower portion of the first floor and for the full height of the building under the proposed front canopy. Glass, zinc metal, and light-colored terra cotta cladding would provide interest. The applicant has indicated large areas of the roof are intended for photovoltaic panels, as may be desired by future tenants.

Parking

Per the Palo Alto Municipal Code, research and development projects are required to provide a minimum of one parking space per 300 gross square feet. However, the applicant has requested a Director's adjustment to the parking requirement to not provide parking spaces for 3,234 sf of employee amenity space. The space is likely to be used as a cafeteria, but this interior area will not be designed until a tenant is selected. The proposed 74,400 sf office space, with an additional 3,234 square feet of amenity space that does not have a parking requirement, would require 248 automobile parking spaces. Given the applicant is proposing 248 automobile parking spaces, the parking facilities would be in conformance with the current Zoning Code regulations for automobile parking.

The project site also provides 40 bicycle parking spaces, 15 spaces above the requirement of 25 bicycle parking spaces. The project is therefore in conformance with the City's bicycle parking standards.

Landscaping

Landscaping details are provided on Sheets L1.0 through L5.5 in the plan set. The project would conform to the City parking design standards contained in Chapter 18.54 of the Municipal Code, and preserve mature trees wherever possible. The shading analysis, on Sheet L4.0, shows the project conforms to the City's 50 percent shading requirement for surface parking lots. Tree disposition on Sheet L5.1 shows that several rear perimeter trees and four trees near the front of the property will remain. The City's Arborist will continue working with the applicant to ensure the survival of these existing mature trees, as noted in the conditions of approval.

The County of Santa Clara has jurisdiction over Page Mill Road, as it is a County expressway. For safety and road maintenance, the County does not permit trees to be within seven feet of the roadway. Therefore, the three proposed street trees will need to be located further back from the edge of curb and incorporated into the front landscaping. Staff would appreciate the ARB's comments on this small change in the project.

California Avenue Construction

The subject site will be used by the approved Mayfield project at 1451-1601 California Avenue as a construction road until September 30, 2015. Public Works approved a construction logistics plans for the 1451-1601 California Avenue project to ensure the use of this construction road will meet City standards.

ENVIRONMENTAL REVIEW

The proposed building would replace an existing structure and is therefore exempt from CEQA per Section 15302. The renovated driveway entrance, reviewed by the City's Transportation Division, will continue to be right-in and right-out only. In conformance with the California Environmental Quality Act (CEQA), the additional square footage above the allowed 0.4 FAR is covered by an Environmental Impact Report that was certified by the City Council for the Mayfield Development Agreement in 2005. The City of Palo Alto/Stanford Development Agreement and Lease Project Environmental Impact Report (EIR) (State Clearinghouse No. 2003082103) concluded that the proposed project would not have a significant effect on the environment with mitigation as proposed except there would be significant and unavoidable Noise impacts, due to the use of heavy equipment during construction. The Final EIR is available for review on the City's web site at: http://www.cityofpaloalto.org/gov/topics/projects/landuse/mayfield.asp

COURTESY COPIES

Jim Inglis, Email: jinglis@stanford.edu

Prepared By: Jodie Gerhardt, AICP, Senior Planner

Reviewed By: Amy French, AICP, Chief Planning Official
Jonathan Lait, Assistant Director
Cara Silver, Senior Assistant City Attorney

Attachments:

- Attachment A: ARB findings (DOC)
- Attachment B: Conditions of Approval (DOC)
- Attachment C: Applicant's Project Narrative (PDF)
- Attachment D: Notice of Mayfield Designation (PDF)
- Attachment E: Zoning Comparison (DOC)
- Attachment F: CEQA Mitigation Monitoring and Reporting Plan (PDF)
- Attachment G: Location Map (PDF)

ATTACHMENT A
ARB FINDINGS FOR APPROVAL
1450 Page Mill Road / File No. 15PLN-00011

The design and architecture of the proposed improvements, as conditioned, furthers the goals and purposes of the ARB Ordinance as it complies with the Standards for Architectural Review as required in Section 18.76.020 of the PAMC.

Comprehensive Plan and Purpose of ARB:

Finding #1: The design is consistent and compatible with applicable elements of the Palo Alto Comprehensive Plan in that the design promotes the following policies for Limited Industrial/Research Park facilities, including:

> **Policy L-44:** Develop the Stanford Research Park as a compact employment center served by a variety of transportation modes.
>
> **Policy L-48:** Promote high quality, creative design and site planning that is compatible with surrounding development and public spaces.
>
> **Goal B-1:** A thriving business environment that is compatible with Palo Alto's residential character and natural environment.

Finding #16: The design is consistent and compatible with the purpose of architectural review, which is to:

- Promote orderly and harmonious development in the city;
- Enhance the desirability of residence or investment in the city;
- Encourage the attainment of the most desirable use of land and improvements;
- Enhance the desirability of living conditions upon the immediate site or in adjacent areas; and
- Promote visual environments which are of high aesthetic quality and variety and which, at the same time, are considerate of each other.

Compatibility and Character:

Finding #2: The design is compatible with the immediate environment of the site in that the proposed buildings would replace existing Research & Development/Office buildings with two-story contemporary buildings on the same campus that are designed to integrate into the environmental setting and includes intensive landscape plantings and outdoor features as well as pedestrian walkways. The proposed site plan changes will improve driveway circulation.

Finding #4: The design is compatible with the unified character of other Research & Development campuses within the Stanford Research Park with human scaled buildings, exterior finishes that are appropriate for the park-like setting.

Finding #5: The design promotes harmonious transitions in scale and character in areas between different designated land uses in that it maintains the same land use as a research and development facility on the site and is compatible with adjacent research and development and office land uses. The site incorporates work related functions with passive and active outdoor areas which promote a human-scaled environment.

Finding #6: The design is compatible with approved improvements off site in the larger Research Park Area, in that they are all campus like settings. The new buildings will replace the existing development and maintain a similar traffic access and internal circulation.

Functionality and Open Space:

Finding #3: The design is appropriate to the function of the project in that the placement of the two-story building create a series of human-scaled interconnected outdoor spaces that promote a quality of life for the employees. The design includes employee amenities space that will encourage employees to reduce vehicles trips. The architectural design emphasizes the use of natural daylight and other energy design elements that promote a healthy environment for employees.

Finding #7: The planning and siting of the building on the site creates an internal sense of order and provides a desirable environment for occupants, visitors and the general community in that the new building creates a better street presence while carving out spaces for employees to quietly enjoy the outdoors, and walkways that connect the building to the larger Research Park and provide direct access to parking areas.

Finding #8: The amount and arrangement of open space are appropriate to the design and the function of the structures in that the landscaped site provides outdoor rooms and spaces which promote participation and interaction with the environment. Outdoor spaces are conceived on all sides of the building including an entry plaza, significant patio space at the south of the building, a second outdoor patio area is proposed on the west side of the building, and elevated decks on the second floor allowing occupants and visitors to capitalize on the climate as well as to enjoy more expansive views of the neighboring research park sites with occasional views beyond.

Circulation and Traffic:

Finding #9: Sufficient ancillary functions are provided to support the main functions of the project and the same are compatible with the project's design concept in that adequate auto, accessible and bicycle parking is located conveniently with pedestrian access to the building entrances. In addition to the outdoor gardens and activity spaces, the site includes a voluntary transportation demand management (TDM) program to reduce auto traffic.

Finding #10: Access to the property and circulation thereon are safe and convenient for pedestrians, cyclists and vehicles in that the existing access way off Page Mill Road will be maintained for vehicular use. Redevelopment of the site will provide enhanced drop off in front of the main lobby with pathways connecting the building to parking and bus transit stops. Bicycle parking is appropriately located close to building entrances and within parking structures.

Finding #12: The building materials, textures and colors are complimentary to the environmental setting and the landscape design utilizes drought tolerant and native plants that are appropriate to the site. Outdoor areas also contribute to adding functioning space that is compatible with the building and natural features of the site.

Landscaping and Plant Materials:

Finding #11: Natural features are appropriately preserved and integrated with the project in that the existing perimeter landscape consists of mature trees. These site assets will be preserved and enhanced in the new design. The design effectively uses bio-swales to control and filter storm water runoff.

Finding #13: The landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment on the site that is enhanced with the use of outdoor rooms, and the parking areas and buildings are well screened with intensive tree plantings and existing landscaping.

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

Sustainability:

Finding #15: The design is energy efficient and incorporates renewable energy design elements including, but not limited to:

b. Careful building orientation to optimize daylight to interiors
c. High performance, low-emissivity glazing
d. Cool roof and roof insulation beyond Code minimum
e. Solar ready roof
f. Use of energy efficient LED lighting
g. Low-flow plumbing and shower fixtures
h. Below grade parking to allow for increased landscape and stormwater treatment areas

The design is consistent for all of the reasons and findings enumerated above.

ATTACHMENT B
CONDITIONS OF APPROVAL

1450 Page Mill Road
15PLN-00011

PLANNING DIVISION

1. The plans submitted for Building Permit shall be in substantial conformance with plans received and date stamped March 17, 2015, except as modified to incorporate these conditions of approval.

2. The ARB approval letter including all Department conditions of approval for the project shall be printed on the plans submitted for building permit.

3. Any exterior changes to the building such as size, location, materials or signage are subject to ARB review and approval prior to occupancy/installation.

4. Construction Access. As noted in the approved Construction Logistics Plan for 1451-1601 California Avenue, this property shall remain open for construction traffic through September 30, 2015.

5. 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.

6. 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, Jodie Gerhardt at Jodie.gerhardt@cityofpaloalto.org to schedule this inspection.

PUBLIC WORKS ENGINEERING

PRIOR TO ISSUANCE OF EXCAVATION AND GRADING PERMIT:

1. GEOTECHNICAL REPORT: Shall clearly identify the highest projected groundwater level to be encountered in the area of the proposed basement in the future will be feet below existing grade. **Provide the following note on the Rough Grading and Final Grading Plans.** "In my professional judgement, the highest projected groundwater

level to be encountered in the area of the proposed basement in the future will be feet below existing grade. As a result, the proposed drainage system for the basement retaining wall will not encounter and pump groundwater during the life of this wall."

7. GRADING PERMIT: An Excavation and Grading Permit is required for grading activities on private property that fill, excavate, store or dispose of 100 cubic yards or more based on PAMC Section 16.28.060. Applicant shall prepare and submit an excavation and grading permit to Public Works separately from the building permit set. The permit application and instructions are available at the Development Center and on our website. http://www.cityofpaloalto.org/gov/depts/pwd/forms_and_permits.asp

8. ROUGH GRADING: 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), existing utilities, temporary shoring for any existing facilities, ramps for the basement access, crane locations (if any), existing trees to remain and tree protection measures, 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.

9. STAIRWELLS AND LIGHTWELLS: Due to high groundwater throughout much of the City and Public Works prohibiting the pumping and discharging of groundwater, perforated pipe drainage systems at the exterior of the basement walls or under the slab are not allowed for this lightwells, patios or stairwells. This system consists of a **sump, a sump pump, a backflow preventer,** and a closed pipe from the pump to a dissipation device onsite at least **10 feet from the property line**, such as a bubbler box in a landscaped area, so that water can percolate into the soil and/or sheet flow across the site. The device must not allow stagnant water that could become mosquito habitat. Additionally, the plans must show that exterior basement-level spaces are at least **7-3/4"** below any adjacent windowsills or doorsills to minimize the potential for flooding the basement. Public Works recommends a waterproofing consultant be retained to design and inspect the vapor barrier and waterproofing systems for the basement.

10. BASEMENT SHORING: Shoring Plans prepared by a licensed professional are required the Basement Excavation and shall be submitted with the Grading and Excavation Permit. 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. Since the existing storm drain line is to remain, plot and label the line on the shoring plans. Provide shoring for the storm drain line if necessary.

11. DEWATERING: Basement excavation may require dewatering during construction. Public Works only allows groundwater drawdown well dewatering. Open pit groundwater dewatering is not allowed. **Dewatering is only allowed from April through October** due to inadequate capacity in our storm drain system. The geotechnical report for this site must list the highest anticipated groundwater level. We recommend that a piezometer be installed in the soil boring. The contractor shall determine the depth to groundwater immediately prior to excavation by using a piezometer or by drilling and exploratory hole. Based on the determined groundwater depth and season the contractor may be required to dewater the site or stop all grading and excavation work. In addition Public Works may require that all groundwater be tested for contaminants prior to initial discharge and at intervals during dewatering. If testing is required, the contractor must retain an independent testing firm to test the discharge water for contaminants Public Works specifies and submit the results to Public Works.

12. Public Works reviews and approves dewatering plans as part of a S*treet Work Permit*. The applicant can include a dewatering plan in the building permit plan set in order to obtain approval of the plan during the building permit review, but the contractor will still be required to obtain a street work permit prior to dewatering. Alternatively, the applicant must include the above dewatering requirements in a note on the site plan. Public Works has a sample dewatering plan sheet and dewatering guidelines available at the Development Center and on our website.

13. WATER SUPPLY STATION: Applicant shall install a water station for the reuse of the dewatering water. This water station shall be constructed within private property, next to the right-of-way, (typically, behind the sidewalk). The station shall be accessible 24 hours a day for the filling of water carrying vehicles (i.e. street sweepers, etc.). The water station may also be used for onsite dust control. **Applicant shall meet with Public Works - Engineering Services to coordinate the design details and location of the station prior to applying for a dewatering permit.**

14. NOTICE OF INTENT: If the proposed development disturbs more than one acre of land, 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 Best Management Practices (BMP) for storm water quality protection. The applicant is required to submit two copies of the NOI and the draft SWPPP to Public Works Engineering for review and approval prior to issuance of the building permit.

15. LOGISTICS PLAN: The applicant and contractor shall submit a construction logistics plan to the Public Works Department that addresses all impacts to the public road right-of-way, including, but not limited to: pedestrian control, traffic control, truck routes,

material deliveries, contractor's parking, on-site staging and storage areas, concrete pours, crane lifts, work hours, noise control, dust control, storm water pollution prevention, contractor's contact. The plan shall be prepared and submitted along the Rough Grading and Excavation Permit. It shall include notes as indicated on the approved Truck Route Map for construction traffic to and from the site. The plan shall also include the use of the 1450 Page Mill site for the grading and construction of the Mayfield Residential Development. If this project construction is to commence prior to Sept 30, 2015, plot and label the areas associated with the Mayfield Residential Development and show how construction conflicts will be avoided.

16. PAGE MILL ROAD: Is a County maintained Road. Applicant shall contact the County to obtain the necessary approvals and for any work proposed on Page Mill Road right-of-way. Applicant shall submit a copy of permit from County to the City.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

17. EXISTING PRIVATE EASEMENTS: The applicant provided a preliminary title report dated December 6, 2011. Based on this title report and as described under Exceptions and Exclusions item 5, there is an easement for storm sewer facilities and incidental purposes recorded as book 6120, page 584 in favor of the board of trustee. If this easement is listed on a current, less than 3 months, then label the easement on the Utility Plan. If this easement is no longer in use, provide a current title report to verify that the easement was abandoned. Secondly the Legal Description describes a non-exclusive easement for utility facilities granted to Alza Corporation recorded in book K103, Page 304. The proposed plans indicate that a portion of this easement will be relocated. Include the recorded document that will relocate the Alza Corporation easement on the Utility plan.

18. GRADING AND DRAINAGE PLAN: Provide a separate Grading and Drainage Plan prepared by a qualified licensed engineer, surveyor or architect. Plan shall be wet-stamped and signed by the same. Plan shall include the following: existing and proposed spot elevations, earthwork volumes (cut and fill in CY), pad, finished floor, garage elevation, base flood elevation (if applicable) grades along the project conforms, property lines, or back of walk. See PAMC Section 16.28.110 for additional items. Projects that front directly into the public sidewalk, shall include grades at the doors or building entrances. Provide drainage flow arrows to demonstrate positive drainage away from building foundations at minimum of 2% or 5% for 10-feet per 2013 CBC Section 1804.3. Label the downspouts, splashblocks (2-feet long min) and any site drainage features such as swales, area drains, bubbler locations. Include grate elevations, low points, high points and grade breaks. In no case shall drainage across property lines exceed that which existed prior to grading per 2013 CBC Section J109.4.

19. STAIRWELLS AND LIGHTWELLS: Due to high groundwater throughout much of the City and Public Works prohibiting the pumping and discharging of groundwater, perforated pipe drainage systems at the exterior of the basement walls or under the slab are not allowed for this site. A drainage system is, however, required for all exterior basement-level spaces, such as lightwells, patios or stairwells. This system consists of a

sump, a sump pump, a backflow preventer, and a closed pipe from the pump to a dissipation device onsite at least **10 feet from the property line**, such as a bubbler box in a landscaped area, so that water can percolate into the soil and/or sheet flow across the site. The device must not allow stagnant water that could become mosquito habitat. Additionally, the plans must show that exterior basement-level spaces are at least **7-3/4"** below any adjacent windowsills or doorsills to minimize the potential for flooding the basement. Public Works recommends a waterproofing consultant be retained to design and inspect the vapor barrier and waterproofing systems for the basement.

20. STORM WATER HYDRAULICS AND HYDROLOGY: Plans provided do not show if the existing site drainage has a direct discharge into the existing storm drain line within the site. This project is proposing several connections to the existing system. Provide an analysis that compares the existing and proposed runoff calculations from the site for the 10 year storm event, 6 hour duration. Does the existing system have adequate capacity to handle any excess flows? 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.

21. BIORETENTION SWALES shall be designed to use the full swale length for treatment, place the bubbler (outlet) and catch basin (inlet) at the ends of the swale.

22. UTILITES AND BIORETENTION AREAS: Utilities shall not be installed within the bioretention areas.

23. The utility plan shows that the trench drain along the driveway entrance will connect to sewer. If this trench drain is not covered, it shall drain to storm drain. Also the utility plan show an area drain within the transformer pad area, is this area drain covered, if not it shall drain to storm drain.

24. STORM WATER TREATMENT: This project shall comply with the storm water regulations contained in provision C.3 of the NPDES municipal storm water discharge permit issued by the San Francisco Bay Regional Water Quality Control Board (and incorporated into Palo Alto Municipal Code Chapter 16.11). These regulations apply to land development projects that create or replace 10,000 square feet or more of impervious surface. In order to address the potential permanent impacts of the project on storm water quality, the applicant shall incorporate into the project a set of permanent site design measures, source controls, and treatment controls that serve to protect storm water quality, subject to the approval of the Public Works Department. The applicant shall identify, size, design and incorporate permanent storm water pollution prevention measures (preferably landscape-based treatment controls such as bioswales, filter strips, and permeable pavement rather than mechanical devices that require long-term maintenance) to treat the runoff from a "water quality storm" specified in PAMC Chapter 16.11 prior to discharge to the municipal storm drain system. **Effective February 10, 2011, regulated projects, must contract with a qualified third-party reviewer during**

the building permit review process to certify that the proposed permanent storm water pollution prevention measures comply with the requirements of Palo Alto Municipal Code Chapter 16.11. The certification form, 2 copies of approved storm water treatment plan, and a description of Maintenance Task and Schedule must be received by the City from the third-party reviewer prior to approval of the building permit by the Public Works department. **Within 45 days of the installation of the required storm water treatment measures and prior to the issuance of an occupancy permit for the building, third-party reviewer shall also submit to the City a certification for approval that the project's permanent measures were constructed and installed in accordance to the approved permit drawings.**

25. The storm water treatment areas shown on the table shall match with the areas shown on the plan. These numbers were not consistent on the ARB submittal.

26. 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.

PRIOR TO BUILDING PERMIT FINAL

27. 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 the first building occupancy sign-off**. The City will inspect the treatment measures yearly and charge an inspection fee. There is currently a $381 (FY 2015) C.3 plan check fee that will be collected upon submittal for a grading or building permit.

PUBLIC WORKS URBAN FORESTRY SECTION

PRIOR TO DEMOLITION, BUILDING OR GRADING PERMIT ISSUANCE

1. 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. Provide a project arborist's Updated Tree Protection Report (TPR) with building permit level mitigation measures, (e.g., resolve grading proximity issues with Public tree #2 and neighbor trees #3 and 5; exact TPZ scaled in feet). Provide plan revision directions to minimize root cutting conflicts that are obvious in the civil, basement, sidewalk improvement sheets. See TPR below.
b. Palo Alto Tree Technical Manual Construction Standards, Section 2.00 and PAMC 8.10.080.

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

3. TREE APPRAISAL & SECURITY DEPOSIT AGREEMENT. (Reference: CPA Tree Technical Manual, Section 6.25). Prior to the issuance of a grading or building permit, the applicant shall prepare and secure a tree appraisal and security deposit agreement stipulating the duration and monitoring program. The appraisal of the condition and replacement value of all trees to remain shall recognize the location of each tree in the proposed development. Listed separately, the appraisal may be part of the Tree Survey Report. For the purposes of a security deposit agreement, the monetary market or replacement value shall be determined using the most recent version of the "Guide for Plan Appraisal", in conjunction with the Species and Classification Guide for Northern California. The appraisal shall be performed at the applicant's expense, and the appraiser shall be subject to the Director's approval.

    a. SECURITY DEPOSIT AGREEMENT. Prior to grading or building permit issuance, as a condition of development approval, the applicant shall post a security deposit for the 150% of the appraised replacement value of the following 23 Designated Trees: (ID numbers to be determined), to be retained and protected.. The total amount for this project is: $__To Be Determined with Urban Forestry staff. The security may be a cash deposit, letter of credit, or surety bond and shall be filed with the Revenue Collections/Finance Department or in a form satisfactory to the City Attorney.

    b. SECURITY DEPOSIT & MONITORING PROGRAM. The project sponsor shall provide to the City of Palo Alto an annual tree evaluation report prepared by the project arborist or other qualified certified arborist, assessing the condition and recommendations to correct potential tree decline for trees remain and trees planted as part of the mitigation program. The monitoring program shall end two years from date of final occupancy, unless extended due to tree mortality and replacement, in which case a new two year monitoring program and annual

evaluation report for the replacement tree shall begin. Prior to occupancy, a final report and assessment shall be submitted for City review and approval. The final report shall summarize the Tree Resources program, documenting tree or site changes to the approved plans, update status of tree health and recommend specific tree care maintenance practices for the property owner(s). The owner or project sponsor shall call for a final inspection by the Planning Division Arborist.

c. SECURITY DEPOSIT DURATION. The security deposit duration period shall be two years (or five years if determined by the Director) from the date of final occupancy. Return of the security guarantee shall be subject to City approval of the final monitoring report. A tree shall be considered dead when the main leader has died back, 25% of the crown is dead or if major trunk or root damage is evident. A new tree of equal or greater appraised value shall be planted in the same area by the property owner. Landscape area and irrigation shall be readapted to provide optimum growing conditions for the replacement tree. The replacement tree that is planted shall be subject to a new two-year establishment and monitoring program. The project sponsor shall provide an annual tree evaluation report as originally required.

4. PLAN SET REQUIREMENTS. The final Plans submitted for building permit shall include

a. SHEET T-1, BUILDING PERMIT. The building permit plan set will include the City's full-sized, Sheet T-1 (Tree Protection-it's Part of the Plan!), available on the Development Center website at http://www.cityofpaloalto.org/civicax/filebank/documents/31783. The Applicant shall **complete and sign the Tree Disclosure Statement** and recognize the Project Arborist Tree Activity Inspection Schedule. Monthly reporting to Urban Forestry/Contractor is mandatory. (Insp. #1: applies to all projects; with tree preservation report: Insp. #2-6 applies; with landscape plan: Insp. #7 applies.)

b. The Tree Preservation Report (TPR). All sheets of the Applicant's TPR approved by the City for full implementation by Contractor, ArborResources, Inc., shall be printed on numbered Sheet T-1 (T-2, T-3, etc) and added to the sheet index.

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

6. SITE PLAN REQUIREMENTS: Plans with Public Trees shall show (a) Type II street tree fencing enclosing the entire parkway strip or, (b) Type I protection to the outer branch dripline (for rolled curb & sidewalk or no-sidewalk situations.)

a. Add Site Plan Notes.
    i. Note #1. Apply to the site plan stating, "*All tree protection and inspection schedule measures, design recommendations, watering and construction scheduling shall be implemented in full by owner and contractor, as stated on Sheet T-1, in the Tree Protection Report and the approved plans*".
    ii. Note #2. All civil plans, grading plans, irrigation plans, site plans and utility plans and relevant sheets shall add a note applying to the trees to be protected, including neighboring trees stating: "*Regulated Tree--before working in this area contact the Project Site Arborist at* 650-321-0202*";*
    iii. Note #3. Utility (sanitary sewer/gas/water/backflow/electric/storm drain) plan sheets shall include the following note: "*Utility trenching shall not occur within the TPZ of the protected tree. Contractor shall be responsible for ensuring that no trenching occurs within the TPZ of the protected tree by contractors, City crews or final landscape workers. See sheet T-1 for instructions."*
    iv. Note #4. "*Basement or foundation plan. Soils Report and Excavation for basement construction within the TPZ of a protected tree shall specify a vertical cut (stitch piers may be necessary) in order to avoid over-excavating into the tree root zone. Any variance from this procedure requires Urban Forestry approval, please call (650) 496-5953.*"
    v. Note #5. "*Pruning Restrictions. No pruning or clearance cutting of branches is permitted on City trees. Contractor shall obtain a Public Tree Permit from Urban Forestry (650-496-5953) for any work on Public Trees*"

7. TREE REMOVAL—PROTECTED & RIGHT-OF-WAY TREES. Existing trees (Publicly-owned or Protected) to be removed, as shown accurately located on all site plans, require approval by the Urban Forestry Tree Care Permit prior to issuance of any building, demolition or grading permit. Must also be referenced in the required Street Work Permit from Public Works Engineering.
    a. Add plan note for each tree to be removed, "*Tree Removal. Contractor shall obtain a completed Urban Forestry Tree Care Permit #* _____ *(contractor to complete) separate from the Building or Street Work Permit. Permit notice hanger and conditions apply. Contact (650-496-5953).*"
    b. Copy the approval. The completed Tree Care Permit shall be printed on Sheet T-2, or specific approval communication from staff clearly copied directly on the relevant plan sheet. The same Form is used for public or private Protected tree removal requests available from the Urban Forestry webpage: http://www.cityofpaloalto.org/gov/depts/pwd/trees/default.asp

8. NEW RIGHT-OF-WAY TREES--PLAN REQUIREMENTS. 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 (see Note #4 above).

    a. Add note on the Planting Plan that states, "*Tree Planting. Prior to in-ground installation, Urban Forestry inspection/approval is required for tree stock, planting conditions and irrigation adequacy. Contact (650-496-5953).*"

b. Landscape Plans shall state the Urban Forestry approved species, size and include relevant Standard Planting Dwg. #603, #603a or #604 (reference which), and shall note the tree pit dug at least twice the diameter of the root ball.
c. 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.
d. 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."
e. Automatic irrigation 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. Bubblers mounted inside an aeration tube are prohibited. 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.

9. LANDSCAPE PLANS
   a. Include all changes recommended from civil engineer, architect and staff, including planting specifications if called for by the project arborist,
   b. Provide a detailed landscape and irrigation plan encompassing on-and off-site plantable areas out to the curb as approved by the Architectural Review Board. A Landscape Water Use statement, water use calculations and a statement of design intent shall be submitted for the project. A licensed landscape architect and qualified irrigation consultant will prepare these plans, to include:
      i. All existing trees identified both to be retained and removed including street trees.
      ii. Complete plant list indicating tree and plant species, quantity, size, and locations.
      iii. Irrigation schedule and plan.
      iv. Fence locations.
      v. Lighting plan with photometric data.
      vi. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.
      vii. All new trees planted within the public right-of-way shall be installed per Public Works (PW) Standard Planting Diagram #603 or 604 (include on plans), and shall have a tree pit dug at least twice the diameter of the root ball.
      viii. Landscape plan shall include planting preparation details for trees specifying digging the soil to at least 30-inches deep, backfilled with a quality topsoil and dressing with 2-inches of wood or bark mulch on top of the root ball keeping clear of the trunk by 1-inch.
      ix. Automatic irrigation shall be provided to all trees. For trees, Standard Dwg. #513 shall be included on the irrigation plans and show two bubbler heads mounted on flexible tubing placed at the edge of the root ball. Bubblers shall not be mounted inside an aeration tube. The tree irrigation system shall be connected to a separate valve from other shrubbery and ground cover,

pursuant to the City's Landscape Water Efficiency Standards. Irrigation in the right-of-way requires a street work permit per CPA Public Works standards.

x. Landscape Plan shall ensure the backflow device is adequately obscured with the appropriate screening to minimize visibility (planted shrubbery is preferred, painted dark green, decorative boulder covering acceptable; wire cages are discouraged).

c. Add Planting notes to include the following mandatory criteria:
   i. Prior to any planting, all plantable areas shall be tilled to 12" depth, and all construction rubble and stones over 1" or larger shall be removed from the site.
   ii. Note a turf-free zone around trees 36" diameter (18" radius) for best tree performance.

d. Add note for Mandatory Landscape Architect (LA) Inspections and Verification to the City. The LA of record shall verify the performance measurements are achieved with a separate letters of verification to City Planning staff, in addition to owner's representative for each of the following:
   i. All the above landscape plan and tree requirements are in the Building Permit set of plans.
   ii. Percolation & drainage checks have been performed and are acceptable.
   iii. Fine grading inspection of all plantable areas has been personally inspected for tilling depth, rubble removal, soil test amendments are mixed and irrigation trenching will not cut through any tree roots.
   iv. Tree and Shrub Planting Specifications, including delivered stock, meets Standards in the CPA Tree Technical Manual, Section 3.30-3.50. Girdling roots and previously topped trees are subject to rejection.

DURING CONSTRUCTION

10. TREE PROTECTION VERIFICATION. Prior to any site work a written verification from the contractor that the required protective fencing is in place shall be submitted to the Urban Forestry Section (derek.sproat@cityofpaloalto.org). The fencing shall contain required warning sign and remain in place until final inspection of the project.

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

12. PLAN CHANGES. Revisions and/or **changes to plans before or during construction** shall be reviewed and responded to by the (a) project site arborist, ArborResources, *(650-496-5953*, 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.

13. 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.

14. 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.

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

PRIOR TO OCCUPANCY

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

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

18. PROJECT ARBORIST CERTIFICATION LETTER. Prior to written request for temporary or final occupancy, the contractor shall provide to the Planning Department and property owner a final inspection letter by the Project Arborist. The inspection shall evaluate the success or needs of Regulated tree protection, including new landscape trees, as indicated on the approved plans. The written acceptance of successful tree preservation shall include a photograph record and/or recommendations for the health, welfare, mitigation remedies for injuries (if any). The final report may be used to navigate any outstanding issues, concerns or security guarantee return process, when applicable.

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

POST CONSTRUCTION

20. MAINTENANCE. All landscape and trees shall be maintained, watered, fertilized, and pruned according to Best Management Practices-Pruning (ANSI A300-2008 or current version) and the City Tree Technical Manual, Section 5.00. Any vegetation that dies shall be replaced or failed automatic irrigation repaired by the current property owner within 30 days of discovery.

UTILITILES - WATER,GAS,WASTEWATER

PRIOR TO SUBMITTAL OF DEMOLITION PERMIT

1. The applicant shall submit a request to disconnect all utility services and/or meters including a signed affidavit of vacancy. Utilities will be disconnected or removed within 10 working days after receipt of request. The demolition permit will be issued by the building inspection division after all utility services and/or meters have been disconnected and removed. (The existing water service and meter may remain during construction (RP is required), a new service is required if existing service is not meeting current WGW utilities standards prior to final inspection.)

2. Prior to demolition, the applicant shall submit the existing water/wastewater fixture unit loads (and building as-built plans to verify the existing loads) to determine the capacity fee credit for the existing load. If the applicant does not submit loads and plans they may not receive credit for the existing water/wastewater fixtures.

PRIOR TO SUBMITTAL FOR BUILDING PERMIT

3. The applicant shall submit a completed water-gas-wastewater service connection application - load sheet 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 existing (prior) loads, the new loads, and the combined/total loads (the new loads plus any existing loads to remain).

4. 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.

5. The applicant must show on the site plan the existence of any auxiliary water supply, (i.e. water well, gray water, recycled water, rain catchment, water storage tank, etc).

6. The applicant shall be responsible for installing and 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.

7. The applicant's engineer shall submit flow calculations and system capacity study showing that the on-site and off-site water and sanitary sewer mains and services will provide the domestic, irrigation, fire flows, and wastewater capacity needed to service the development and adjacent properties during anticipated peak flow demands. Field testing may be required to determined current flows and water pressures on existing water main. Calculations must be signed and stamped by a registered civil engineer. The applicant is required to perform, at his/her expense, a flow monitoring study of the existing sewer main to determine the remaining capacity. The report must include existing peak flows or depth of flow based on a minimum monitoring period of seven continuous days or as determined by the senior wastewater engineer. The study shall meet the requirements and the approval of the WGW engineering section. No downstream overloading of existing sewer main will be permitted.

8. For contractor installed water and wastewater mains or services, the applicant shall submit to the WGW engineering section of the Utilities Department **four** copies of the installation of water and wastewater utilities off-site improvement plans in accordance with the utilities department design criteria. All utility work within the public right-of-way shall be clearly shown on the plans that are prepared, signed and stamped by a registered civil engineer. The contractor shall also submit a complete schedule of work, method of construction and the manufacture's literature on the materials to be used for approval by the utilities engineering section. The applicant's contractor will not be allowed to begin work until the improvement plan and other submittals have been approved by the water, gas and wastewater engineering section. After the work is complete but prior to sign off, the applicant shall provide record drawings (as-builts) of the contractor installed water and wastewater mains and services per City of Palo Alto Utilities record drawing procedures. For contractor installed services the contractor shall install 3M marker balls at each water or wastewater service tap to the main and at the City clean out for wastewater laterals.

9. 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**.

10. An approved reduced pressure detector assembly is required for the existing or new water connection for the fire system to comply with requirements of California administrative code, title 17, sections 7583 through 7605 inclusive (a double detector assembly may be allowed for existing fire sprinkler systems upon the CPAU's approval). 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**.

11. All backflow preventer devices shall be approved by the WGW engineering division. Inspection by the utilities cross connection inspector is required for the supply pipe between the meter and the assembly.

12. Existing wastewater laterals that are not plastic (ABS, PVC, or PE) shall be replaced at the applicant's expense per city standards.

13. Existing water services that are not a currently standard material shall be replaced at the applicant's expense per city standards.

14. 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.

15. 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.

16. A separate water meter and backflow preventer is required to irrigate the approved landscape plan. Show the location of the irrigation meter on the plans. This meter shall be designated as an irrigation account an no other water service will be billed on the account. The irrigation and landscape plans submitted with the application for a grading or building permit shall conform to the City of Palo Alto water efficiency standards.

17. A new water service line installation for domestic usage is required. For service connections of 4-inch through 8-inch sizes, the applicant's contractor must provide and install a concrete vault with meter reading lid covers for water meter and other required control equipment in accordance with the utilities standard detail. Show the location of the new water service and meter on the plans.

18. A new water service line installation for irrigation usage is required. Show the location of the new water service and meter on the plans.

19. A new water service line installation for fire system usage is required. Show the location of the new water service on the plans. The applicant shall provide to the engineering department a copy of the plans for fire system including all fire department's requirements. **A combined fire and domestic water service per STD. WD-11.**

20. A new gas service line installation is required. **The existing gas line near the street (shown on our utility maps) is not in your lot. Please verify this.** Show the new gas meter location on the plans. The gas meter location must conform with utilities standard details.

21. A new sewer lateral installation per lot is required. Show the location of the new sewer lateral on the plans. **Keep the new sewer cleanout out of the driveway.**

22. All existing water and wastewater services that will not be reused shall be abandoned at the main per WGW utilties procedures.

23. Utility vaults, transformers, utility cabinets, concrete bases, or other structures can not 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' or existing trees. Maintain 10' between new trees and new water, gas and wastewater services/mains/meters.

24. To install new gas service by directional boring, the applicant is required to have a sewer cleanout at the front of the building. This cleanout is required so the sewer lateral can be videoed for verification of no damage after the gas service is installed by directional boring.

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

26. Due to high demands outside City's control, a three to six month wait time for water and gas meters are expected. The applicant is strongly encouraged to provide the application load sheet demands as early in the design process as possible to the WGW utilities engineering department. Once payment is made, anticipate service installations completed within said time frame (3 – 6 months).

27. The applicant shall obtain an encroachment permit from Santa Clara county department of transportation for all utility work in Page Mill Rd. The applicant must provide a copy of the permit to the WGW engineering section.

FIRE DEPARTMENT

1. Main entry and primary drive aisle along the entire East Side of the building shall be 26 feet in width in accordance with the requirements for Aerial Fire Apparatus Access Roads.

2. Fire hydrants shall be provided at 300 foot intervals along the entire length of the driveway. Hydrants shall be on the building side of the drive aisles and shall be Clow Rich Model 76 or equivalent.

3. Exterior Fire Hose outlets shall be provided in approved locations along the West side of the building.

4. Sprinklers to be designed per NFPA 13. Fire sprinklers and fire alarm systems required in accordance with NFPA 13, NFPA 24, NFPA 72 and State and local standards. Sprinkler, fire alarm and underground fire supply installations require separate submittal to the Fire Prevention Bureau.

5. Sprinkler main drain must be coordinated with plumbing design so that 200 gpm can be flowed for annual main drain testing for 90 seconds without creating a surge or excess flow into the sanitary sewer system.

6. All vehicle entry points onto area over parking garage must have weight capacity prominently displayed unless the podium has been constructed to AASHTO HB-17 (Standard Specification for Highway Bridges) or Standard Cal Trans Bridge Design Specifications and has a minimum H-20 rated capacity; certified by a registered structural engineer.

7. All floor levels in multi-story buildings must be served by an elevator capable of accommodating a 24 x 84 inch gurney without lifting or manipulating the gurney.

8. All welding or other hot work during construction shall be under a permit obtained from the Palo Alto Fire Department with proper notification and documentation of procedures followed and work conducted.

9. Low-E glass and underground parking areas can interfere with portable radios used by emergency responders. Please provide an RF Engineering analysis to determine if additional devices or equipment will be needed to maintain operability of emergency responder portable radios throughout 97% of each new building in accordance with the Fire Code Section 510 as adopted by the City of Palo Alto. A written report to the Fire Marshal shall be provided prior to final inspection.

BUILDING DIVISION

Include in plans submitted for a building permit:

1. The permit application shall be accompanied by all plans and related documents necessary to construct a complete project.

2. Separate submittals and permits are required for the following systems and components if utilized: E.V., P.V., and Solar Hot Water systems.

3. Deferred submittals shall be limited to as few items as possible.

4. A written outline/plan needs to be provide prior to building permit issuance to demonstrate compliance with CBC Section 3302 (Construction Safeguards) and Section 3306 (Protection of Pedestrians) during construction.

5. A demolition permit shall be required for the removal of the existing building on site.

6. The plans submitted for the building permit shall include an allowable floor area calculation that relates the mixed occupancies to type of construction.

GREEN BUILDING

1. **Green Building Requirements for Non-Residential Projects**. For design and construction of non-residential projects, the City requires compliance with the mandatory measures of Chapter 5, in addition to use of the Voluntary Tiers. (Ord. 5220 § 1 (part), 2013). The following are required for Building Approval:

2. **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 6.14.180 (Ord. 5220 § 1 (part), 2013). The project applicant shall indicate the requirements on the Permit Plans. The submittal requirements are outlined here: www.cityofpaloalto.org/gov/depts/ds/green_building/default.asp.

3. **The project is a new building over 10,000 square feet** and therefore must meet the commissioning requirements outlined in the California Energy Code section. The project team shall submit the Owner's Project Requirements (OPR), and Basis of Design (BOD), and Commissioning Plan in accordance with 5.410.2.3.
4. **The project is a nonresidential projects exceeding $100,000 valuation** and therefore 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. 5220 § 1 (part), 2013). 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.

5. **The project is a nonresidential new construction projects with a landscape of any size included in the project scope** and therefore must comply with Potable water reduction Tier 2. Documentation is required to demonstrate that the Estimated Total Water Use (ETWU) falls within a Maximum Applied Water Allowance (MAWA) using the appropriate evapotranspiration adjustment factor (ETAF) designated by the prescribed potable water reduction tier. PAMC 16.14.220 (Ord. 5220 § 1 (part), 2013). The project applicant shall indicate the requirements on the Permit Plans. The submittal requirements are outlined on the following site: http://www.cityofpaloalto.org/gov/depts/utl/residents/resrebate/landscape.asp.

6. **The project is outside the boundaries of the recycled water project area and is greater than 1,000 square feet** and therefore must install recycled water infrastructure for irrigation systems. PAMC 16.14.230 (Ord. 5220 § 1 (part), 2013). The project applicant shall indicate the requirements on the Permit Plans.

7. **The project is either new construction or a rehabilitated landscape and is greater than 1,000 square feet and therefore must install** a dedicated irrigation meter related to the recycled water infrastructure. PAMC 16.14.230 (Ord. 5220 § 1 (part), 2013). The project applicant shall indicate the requirements on the Permit Plans.

8. **The project includes a new or altered irrigation system** and therefore must be designed and installed to prevent water waste due to overspray, low head drainage, or other conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, parking lots, or structures. PA 16.14.300 (Ord. 5220 § 1 (part), 2013).

9. **The project includes a new or altered irrigation system** and therefore the irrigation must be scheduled between 8:00 p.m. and 10:00 a.m. unless weather conditions prevent it. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance. Total annual applied water shall be less than or equal to

maximum applied water allowance (MAWA) as calculated per the potable water use reduction tier. PAMC 16.14.310 (Ord. 5220 § 1 (part), 2013).). The project applicant shall indicate the requirements on the Permit Plans.

10. **The project is a nonresidential new construction project and has a value exceeding $25,000** and therefore must meet Enhanced Construction Waste Reduction Tier 2. PAMC 16.14.240 (Ord. 5220 § 1 (part), 2013). The project shall use the Green Halo System to document the requirements.

11. **The project includes non-residential demolition** and therefore must meet the Enhanced Construction Waste Reduction - Tier 2. PAMC 16.14.270 (Ord. 5220 § 1 (part), 2013). The project shall use the Green Halo System to document the requirements.

12. **The project is a new non-residential structure** and therefore must comply with the City of Palo Alto Electric Vehicle Charging Ordinance 5263. 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 5263 for EVSE definitions, minimum circuit capacity, and design detail requirements. PAMC 16.14.380 (Ord. 5263 § 1 (part), 2013) See https://www.cityofpaloalto.org/civicax/filebank/documents/43818 for additional details.

The following are required at Post-Construction after 12 months of occupancy.

13. **The project is a nonresidential projects exceeding $100,000 valuation** and therefore 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. 5220 § 1 (part), 2013). Submittal info can be found at: https://www.cityofpaloalto.org/gov/depts/utl/business/benchmarking_your_building.asp.

The following are **optional to the project team**:
Optional Zero Net Energy Design Review:

14. **OPTIONAL: The project is a new construction or remodel of a commercial project** and therefore may elect to engage the City of Palo Alto consultant, BASE Energy Inc, free of charge. BASE will assist the project in targeting Zero Net Energy and exceeding the Title 24 Energy Code. Rebates may be available via working with Base. For more information, visit cityofpaloalto.org/commercial program or call 650.329.2241. The applicant may also contact Ricardo Sfeir at BASE Energy at rsfeir@baseco.com to schedule a project kick-off.

Utilities Incentives & Rebates

15. **OPTIONAL:** The project may be eligible for several rebates offered through the City of Palo Alto Utilities Department. These rebates are most successfully obtained when planned into the project early in design. For the incentives available for the project, please see the

information provided on the Utilities website:
http://www.cityofpaloalto.org/gov/depts/utl/business/rebates/default.asp

Bird-Friendly Building Design

16. **OPTIONAL:** The project contains a glazed façade that covers a large area. Some fritted panels are specified. The project should consider bird-safe glazing treatment that typically includes fritting, netting, permanent stencils, frosted glass, exterior screens, physical grids placed on the exterior of glazing, or UV patterns visible to birds. 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.

STUDIOS architecture

1450 PAGE MILL ROAD – Architectural Project Narrative

April 21, 2015

Major ARB Submittal: Project Description

The 1450 Page Mill Road Project consists of the redevelopment of a 3.416 acre parcel in the Stanford Research Park. The redevelopment of 1450 Page Mill Road furthers the goal of replacing obsolete buildings with state of the art, sustainable buildings that meet the needs of growing Silicon Valley companies. This high-profile location along Page Mill Road is an important extension of the revitalization along Page Mill from the adjacent site at 1400 Page Mill and across from the HP Visitor's Center. Redevelopment of this site will be an attractive and highly visible reflection of the ongoing modernization and revitalization of the Research Park.

This application proposes a new 77,634sf building to replace two existing two-story structures (1450 Page Mill Road and 1454 Page Mill Road) totaling approximately 59,539sf. The new building includes a 74,400sf office building with additional 3,234sf of amenity space for dining and fitness center functions. The new building is proposed to be two stories above grade with a below-grade parking garage. Grades on this sloping site start at approximately 60' at the driveway entry from the east corner of the site along Page Mill Road and drop to approximately 50' at the northern corner toward the back of the site. The Page Mill Road frontage slopes gradually upwards towards Foothill Expressway. The Southeast corner of the site is at approximately 70' elevation. The proposed building has been placed with ground floor at 62.0' elevation to take full advantage of the existing contours and landscaping of the site.

The new building is set back 50' from Page Mill Road, and is positioned orthogonal to the roadway in order to maximize the usability of the site. In keeping with the proportions of the site, a long slender architectural massing is proposed with a great canopy to articulate and provide shelter at the entry. The canopy is an organizing element for the project as well as an expression of the project's consideration for photovoltaic panels, which will either be included as part of the base building or set up for easy implementation by the tenant. Below the canopy, a series of architectural masses are articulated and detailed to create a sense of motion and drama. Sleek glass, zinc metal, and warm, light-colored terra cotta are the proposed cladding and glazing systems to define the architectural volumes and reinforce way-finding on the site.

Parking will be provided on the site at a ratio of 1:300, totaling 248 spaces for the new building, 106 of which will be below grade. Surface parking is located away from Page Mill Road and buffered from the residential development to the West by an added landscape berm with a grove of new and existing trees.

Outdoor spaces are conceived on all sides of the building so that the tenants may truly enjoy and activate the site. An entry plaza and vehicular drop-off area is proposed on the east side of the site, addressing the Page Mill Road frontage with a specimen tree (tbd) celebrating the site entry. A significant patio space is proposed at the south of the building, which will be shaded by preserved existing trees along the property line. A second outdoor patio area is proposed on the west side of the building, which is conveniently accessed from the building's secondary entry. Elevated decks are proposed on the north, south, and west faces of the building, allowing occupants and visitors to capitalize on the idyllic Palo Alto climate as well as to enjoy more expansive views of the neighboring research park sites with occasional views to Palo Alto and Silicon Valley beyond.

High performance, sustainable building design and site development are integral to the proposed project. Areas to allow for a large photo-voltaic array have been incorporated into the building roof, overhangs and entry canopy. The orientation of the site is angled from due north/south but architectural and shading strategies are used to maximize day-lighting while reducing energy loads. South, East, and West facing exposures of glass will be protected with sunshades and deep overhangs. Recycled materials and storm-water pollution prevention measures such as bio-retention will be integrated into the site design and landscaping. High-performance low-E glazing is provided throughout, framed in thermally broken systems.

Because of the commitment to underground parking, the percentage of site that is given to landscaping or occupiable courtyards is greatly enhanced while surface parking is reduced and made more efficient. A number of the existing trees in decline will be replaced while several of the better specimens will be protected. The redevelopment of this site will allow for new plantings, improving the visual quality and making the site more useable and accessible.

The new landscape is designed to be low water use and drought tolerant by selecting plants that are native or adapted to the local climate and employing highly efficient and weather sensing irrigation systems. The landscape design will use a combination of formal and informal planting to compliment the linear building design. Shrubs, groundcovers and perennials will be used around the outdoor amenity areas to create open, inviting spaces as well as to provide privacy.

Summary of design updates following the Preliminary ARB:

1. A site circulation diagram has been provided to address community request for better understanding of site circulation and connections for pedestrian and public transportation.

2. Basic massing of residential development on California Avenue has been added to the aerial view of the site to help provide visual understanding of the project and its adjacent planned context.

3. Shading and scale of southern elevation have been considered further. An added exterior stair, horizontal sunshades, and solid metal panel have been used to address solar orientation and modulate the scale. We feel there is a lot of texture, scale, and modulation of massing to address the length of the building, not immediately evident in the elevation drawings. Perspective views are placed alongside elevation drawings to better help reviewers visualize how the facades will be perceived.

4. Fritted glass has been added to screen visibility at sill height glass to address concerns about potential visual clutter.

5. Landscape design has been developed to emphasize Page Mill Road frontage.

6. Landscape design at southern patio area has been developed to enhance shading strategies, adequately buffer visually from adjacent parking, and to provide retaining walls to protect and preserve existing tree at corner.

7. Detail has been added to describe the railing at the retaining wall step in the site at the Northern edge of the site and shared property line with 1400 Page Mill Road. Landscaping screening the utility components at the Page Mill Road edge have also been detailed.

8. Stormwater treatment areas along Page Mill Road are being used as an attractive, water responsible feature in lieu of formal fountains or water features.

9. Bike lockers have been added on-grade near the building entrance.

Green Building Program:

1. Building and site orientation favors north light. Substantial glazing, high floor-to-floor, and skylights designed to optimize daylighting capabilities at interiors as well as maximizing views outward.

2. Fenestration is protected against heat gain with substantial roof overhangs and horizontal sunshades at south, east, and west facades.

3. High performance, low-emissivity glazing is specified throughout. Thermally broken curtainwall and window systems are specified to reduce thermal bridging.

4. High performance envelop design includes rigid “outsolation”, ventilated rainscreen systems, cool roof, and roof insulation beyond code minimum (R-36, typ).

5. High efficiency LED lighting is used throughout architectural and site lighting.

6. Low-flow plumbing and shower fixtures used throughout.

7. Many strategies are used to reduce traffic and encourage alternative means of transportation: Bicycle parking on grade and in garage, showers, LEV and Carpool spaces, EV charging stations, shuttle drop-off, etc.

8. Substantial portion of structured (below-grade) parking allows for increased landscape areas and stormwater treatment areas.

9. Drought tolerant and native species planting specified to reduce irrigation water usage on site while providing shading and amenity for outdoor spaces.

10. Rooftop and infrastructure is designed to accommodate a major solar photovoltaic array (in future, t.b.d.)

Attachment D

STANFORD
UNIVERSITY

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

September 5, 2014

RE: Notification of 1450 Page Mill Road Status as a Designated Site and Designated Project under the May 24, 2005 Palo Alto / Stanford University Mayfield Development Agreement ("MDA")

Dear Mr. Keene:

On September 2, 2014, Stanford University submitted a development review application for the City's preliminary review of the proposed redevelopment of 1450-1454 Page Mill Road, Palo Alto, California (the "Property") in the Stanford Research Park. The application states that the 77,814 square foot building, which will be referred to as 1450 Page Mill Road going forward, will replace two existing structures totaling approximately 59,539 square feet. The application also states that the new building includes 74,400 sf of office space (total Gross Floor Area) and 3,414 square feet of traffic-mitigating amenity space for dining and fitness center functions.

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 the 1450 Page Mill Road Property as a Designated Site and Designated Project. Pursuant to Sections 6.3.2 of the MDA, Stanford approves the use of 14,861 square feet of Replacement Square Footage and 59,539 square feet of Associated Square Footage comprising the total Gross Floor Area (74,400 square feet) 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. Cara Silver, Senior Assistant 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 Additonal Square Footage Developments Since the Effective Date
Stanford Research Park, Palo Alto, CA
September 5, 2014

Mayfield Development Applications			Replacement Sq Ft	Associated Sq Ft	Total Gross Floor Area
Vested Square Footage			300,000	1,200,000	1,500,000
Designated Sites:	Designated Projects:	Date of Designation:			
1) 3401 Hillview Avenue	3401 Hillview Avenue	4/27/2006	100,000	330,000	430,000
2) 3431 Hillview Avenue	3431 Hillview Avenue	7/6/2012	90,000	0	
3) 1450 Page Mill Road	1450 Page Mill Road	9/5/2014	14,861	59,539	74,400
		Subtotal	204,861	389,539	504,400
		Remaining Balance Replacement Sq Ft	95,139		
		Remaining Balance Associated Sq Ft		810,461	

ATTACHMENT E
ZONING COMPARISON TABLES
1450 Page Mill Road
15PLN-00011

Table 1: COMPARISON WITH CHAPTER 18.20 (RP DISTRICT)			
Regulation	**Proposed**	**Existing**	**RP (Research Park)**
Minimum Site Area	3.42 acres	3.42 acres	1 acre
Min. Front Setback	53 feet +	55.4 feet	50 feet special setback along Page Mill Road
Rear Yard Setback	172 feet +	111.5 feet	20 feet
Min. Side Setback	23 feet +	7.4 feet +/-	20 feet
Max. Site Coverage	28% (41,652 sf)	27.91% (41,543 sf)	30% (44,640 sf)
Max. Total Floor Area Ratio	50% (74,400 sf + 3,234 sf amenity space)	40.01% (59,539 sf)	40% (59,520 sf) Mayfield DA allows 50% (74,400 sf). Therefore, Stanford has allocated 14,861 sf to this property.
Max. Building Height	35 feet (with 12 foot mechanical screen)	25 feet +/- (with 8 foot +/- mechanical screen)	35 feet (with additional 15 feet for mechanical)

Table 1: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading)			
Use	**Required**	**Proposed**	**Conformance**
Admin Offices, R&D, Manufacturing and Warehousing	1 per 300 sf of gross floor area (248 spaces)	248 spaces	Yes
	1 per 3,000 sf (80% long term, 20% short term = 25 spaces (20 long term, 5 short term)	40 bike spaces (34 Long term and 6 short term)	Yes

EXHIBIT A-2

EXHIBIT A-2

Attachment F

CITY OF PALO ALTO/STANFORD DEVELOPMENT AGREEMENT AND LEASE PROJECT
UPPER CALIFORNIA AVENUE HOUSING DEVELOPMENT
MITIGATION MONITORING AND REPORTING PLAN

Mitigation Measures	Mitigation and Monitoring Responsibility	Monitoring Action	Schedule
CULTURAL RESOURCES			
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 the data recovery program is complete, a report shall be deposited with the California Historical Resources Regional Information Center.	Implementation: Stanford, qualified archaeologist	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.
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	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, data shall be prepared and adopted prior to any excavation being undertaken after discovery.

CITY OF PALO ALTO/STANFORD DEVELOPMENT AGREEMENT AND LEASE PROJECT
UPPER CALIFORNIA AVENUE HOUSING DEVELOPMENT
MITIGATION MONITORING AND REPORTING PLAN (Continued)

Mitigation Measures	Mitigation and Monitoring Responsibility	Monitoring Action	Schedule
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.			
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.
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: 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 contact County Coroner in the event of discovery of human or cultural 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	Implementation: Project Contractor, Stanford, qualified paleontologist Monitoring: City Building Inspector assigned to the project, City Building	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	Prior to the start of construction and on-going during construction; immediately upon determination of shell or bone discovery.

CITY OF PALO ALTO/STANFORD DEVELOPMENT AGREEMENT AND LEASE PROJECT
UPPER CALIFORNIA AVENUE HOUSING DEVELOPMENT
MITIGATION MONITORING AND REPORTING PLAN (Continued)

Mitigation Measures	Mitigation and Monitoring Responsibility	Monitoring Action	Schedule
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.	office, City of Palo Alto Department of Planning and Community Environment	said paleontologist, if applicable.	
BIOLOGICAL RESOURCES			
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 submitting project plans for City review.
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.

CITY OF PALO ALTO/STANFORD DEVELOPMENT AGREEMENT AND LEASE PROJECT
UPPER CALIFORNIA AVENUE HOUSING DEVELOPMENT
MITIGATION MONITORING AND REPORTING PLAN (Continued)

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. a. No storage of material, topsoil, vehicles, or equipment shall be permitted within the tree enclosure area. b. 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. c. 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. d. 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	Implementation: Stanford, Project Contractor, qualified wildlife biologist Monitoring: City of Palo	Verify schedule of any vegetation removal or demolition; if inside the nesting season demonstrate retention of	Prior to issuance of a grading permit; survey no more than two weeks prior to vegetation removal, grading, or

CITY OF PALO ALTO/STANFORD DEVELOPMENT AGREEMENT AND LEASE PROJECT
UPPER CALIFORNIA AVENUE HOUSING DEVELOPMENT
MITIGATION MONITORING AND REPORTING PLAN (Continued)

Mitigation Measures	Mitigation and Monitoring Responsibility	Monitoring Action	Schedule
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. 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.	Alto	a qualified wildlife biologist to conduct appropriate nesting surveys and to take measures to protect nesting birds; verify inclusion in project contractor bid documents.	construction; re-survey if construction schedule changes; if present, postpone construction and repeat surveys until birds have fledged.

CITY OF PALO ALTO/STANFORD DEVELOPMENT AGREEMENT AND LEASE PROJECT
UPPER CALIFORNIA AVENUE HOUSING DEVELOPMENT
MITIGATION MONITORING AND REPORTING PLAN (Continued)

Mitigation Measures	Mitigation and Monitoring Responsibility	Monitoring Action	Schedule
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. 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. d. Truck traffic to and from the site shall use designated truck routes.	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.
NOISE			

CITY OF PALO ALTO/STANFORD DEVELOPMENT AGREEMENT AND LEASE PROJECT
UPPER CALIFORNIA AVENUE HOUSING DEVELOPMENT
MITIGATION MONITORING AND REPORTING PLAN (Continued)

Mitigation Measures	Mitigation and Monitoring Responsibility	Monitoring Action	Schedule
NO-1.1 Implement Best Management Practices to Reduce Construction Noise. The project sponsor shall incorporate the following practices into the construction documents to be implemented by the project contractor: a. Provide enclosures such as heavy-duty mufflers for stationary equipment, shrouding or shielding for impact tools, and barriers around particularly noisy operations on the site. b. Use quiet construction equipment whenever possible, particularly air compressors. c. Provide sound-control devices on equipment no less effective than those provided by the manufacturer. d. Locate stationary equipment, material stockpiles, and vehicle staging areas as far as practicable from sensitive receptors. e. Prohibit unnecessary idling of internal combustion engines. f. Require construction-related vehicles and equipment to comply with the City's truck route ordinance. g. Designate a noise disturbance coordinator who will be responsible for responding to complaints about noise during construction. The telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site and shall be provided to the City. Copies of the construction schedule shall also be posted at nearby noise-sensitive areas.	Implementation: Stanford, Project Contractor Monitoring: City of Palo Alto	Verify inclusion of noise abatement/BMPs in plans and specifications of the project bid documents or alternatively include BMPs as conditions of Project approval; field inspections.	Prior to issuance of a building permit; inspections during construction phase of the project.

AIR QUALITY

CITY OF PALO ALTO/STANFORD DEVELOPMENT AGREEMENT AND LEASE PROJECT
UPPER CALIFORNIA AVENUE HOUSING DEVELOPMENT
MITIGATION MONITORING AND REPORTING PLAN (Continued)

Mitigation Measures	Mitigation and Monitoring Responsibility	Monitoring Action	Schedule
AQ–1.1 Implement Construction Dust Control Measures. The project sponsor shall require the following practices be implemented by including them in the contractor construction documents: a. Water all active construction areas at least twice daily, or as needed to prevent visible dust plumes from blowing off-site. b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard. c. Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at the construction sites. d. Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at the construction sites. e. Sweep public streets adjacent to construction sites daily (with water sweepers) of visible soil material if carried onto the streets. f. In addition to the mitigation measures above, the following measures would be implemented at development sites greater than four acres in area. g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). h. Limit traffic speeds on unpaved roads to 15 miles per hour. i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways. j. Replant vegetation in disturbed areas as quickly as possible.	Implementation: Stanford, Project Contractor Monitoring: City of Palo Alto	Verify that Project Contractor construction bid documents and contracts include dust control measures; periodic field inspections during construction.	Prior to issuance of a grading or building permit; on-going during construction.
k. Install wind breaks at the windward sides of the construction areas. l. Suspend excavation and grading activities when wind exceeds 25 miles per hour.			

CITY OF PALO ALTO/STANFORD DEVELOPMENT AGREEMENT AND LEASE PROJECT
UPPER CALIFORNIA AVENUE HOUSING DEVELOPMENT
MITIGATION MONITORING AND REPORTING PLAN (Continued)

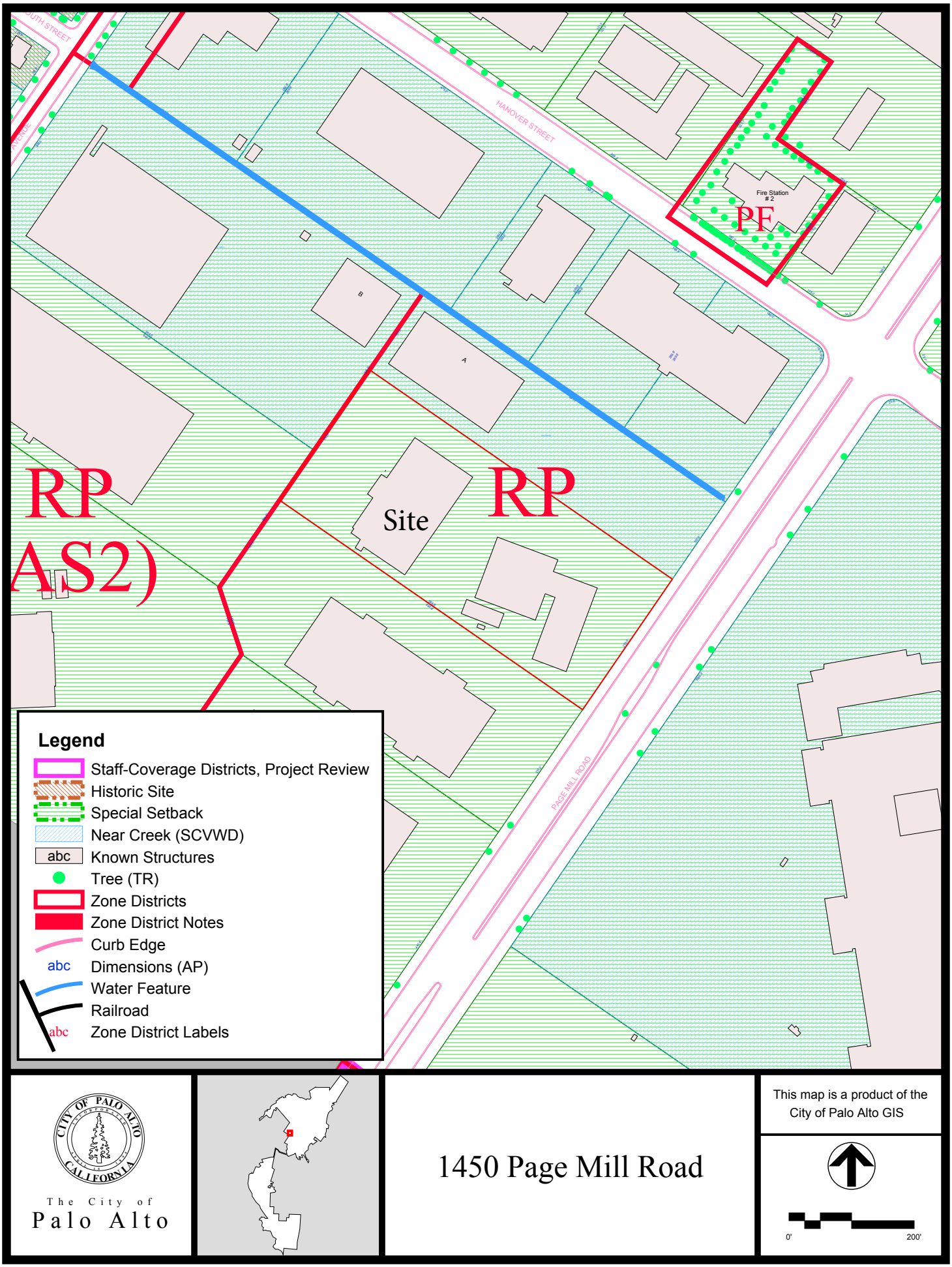
Mitigation Measures	Mitigation and Monitoring Responsibility	Monitoring Action	Schedule
HAZARDOUS MATERIALS			
HM-1.1 Prepare a Phase I Environmental Site Assessment (ESA). If no Site Management Plan is in place, prior to filing an application for development of uses allowed under the Development Agreement, Stanford shall obtain a Phase I ESA for the proposed site. Stanford shall conduct (or require the party responsible for any contamination (the responsible party) to conduct) the Phase I ESA in accordance with ASTM E-1527-00 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The purpose of a Phase I ESA is to identify environmental conditions at a proposed project site that may suggest environmental contamination. The Phase I ESA report shall be prepared by a Registered Environmental Assessor or similarly qualified individual prior to initiating any construction activities at the site. If recommended in the Phase I ESA, Stanford shall undertake (or require the responsible party to undertake) a Phase II ESA sampling plan; or if any environmental contamination is identified by the Phase I ESA, Stanford shall implement (or require the responsible party to implement) the recommendations of the report to further investigate and to remove or begin remediating any contamination.	Implementation: Stanford or responsible party, Registered Environmental Assessor or similarly qualified individual Monitoring: City of Palo Alto	Verify completion of Phase I ESA and implementation of its recommendations.	Prior to filing of an application for the development of the Upper California Avenue housing site.
HM-1.2 Prepare a Work Plan and Corrective Action Plan. If the Phase II ESA sampling results show evidence of soil or groundwater contamination at levels that may require corrective action or the implementation of engineering controls ("Controls"), Stanford shall prepare (or shall require the responsible party to prepare) a work plan for corrective action and/or Controls ("Work Plan") and a risk assessment to identify acceptable cleanup goals for the intended use of the site. Stanford or the responsible party shall submit the Work Plan and risk assessment to DTSC, the RWQCB, or any other environmental regulatory agency with jurisdiction ("the Oversight Agency") for review and approval. If more than one agency has jurisdiction, Stanford shall select one Oversight Agency. Stanford shall undertake (or shall require the responsible party to undertake) any corrective measures and/or implement any Controls deemed necessary by the Oversight Agency, and any additional corrective measures or controls deemed necessary by Stanford, to reduce any risk identified as unacceptable based upon that analysis and review.	Implementation: Stanford or responsible party, Registered Environmental Assessor or similarly qualified individual Monitoring: City of Palo Alto	Verify provision of a Work Plan and Corrective Action Plan.	Prior to filing of an application for development of the Upper California Avenue housing site.

CITY OF PALO ALTO/STANFORD DEVELOPMENT AGREEMENT AND LEASE PROJECT
UPPER CALIFORNIA AVENUE HOUSING DEVELOPMENT
MITIGATION MONITORING AND REPORTING PLAN (Continued)

Mitigation Measures	Mitigation and Monitoring Responsibility	Monitoring Action	Schedule
HM-1.3 Implement Site Management Plan. If, prior to filing an application for development of uses allowed under the Development Agreement, an approved Site Management Plan whose implementation would make the location acceptable for the proposed use is already in place, Stanford shall implement (or require the responsible party to implement) that plan.	Implementation: Stanford or responsible party Monitoring: City of Palo Alto	Verify provision of a Site Management Plan.	Prior to filing of an application for development of the Upper California Avenue housing site.
HM-3.1 Prepare and Implement a Site-Specific Health and Safety Plan. The project sponsor shall prepare and implement a site-specific health and safety plan. The construction contractors' site-specific health and safety plans shall follow California and federal Occupational Safety and Health Administration (Cal/OSHA and OSHA, respectively) standards under California Code of Regulations (CCR), Title 8, Section 5192, and 29 Code of Federal Regulations (CFR) 1910.120, respectively, and any other applicable health and safety laws, regulations and/or standards. The contractors shall provide copies of their health and safety plans to Stanford or its designee. Contractor health and safety plans shall include, among other things, a description of health and safety training requirements for on-site construction personnel, a description of the level of personal protective equipment to be used, and any other applicable precautions to be undertaken to minimize direct contact with contaminated soil or groundwater.	Implementation: Stanford, Project Contractor Monitoring: City of Palo Alto	Verify provision of a site-specific health and safety plan.	Prior to issuance of building permit and prior to commencement of construction.
GEOLOGY, SOILS, AND SEISMICITY			
GE-1.1 Conduct Geological Hazards Investigations for Development on, or near, the extension of the San Juan Hill fault, the extension of the Frenchman's Road fault, and the Stock Farm Monocline, and Implement Applicable Recommendations. During the project planning process for any development on, or within 500 feet of, the extension of the San Juan Hill fault, the extension of the Frenchman's Road fault, or the Stock Farm Monocline, Stanford shall obtain, as a condition of project approval, a geologic hazards investigation that conforms to the guidelines set forth by the California Geological Survey in Note 49, *Guidelines for Evaluating the Hazard of Surface Fault Rupture, 1997, and Special Publication 117, Guidelines For Evaluating and Mitigating Seismic Hazards in California*, 1997. The investigation shall encompass the most recent information obtainable from the United States Geological Survey, the California Geological Survey, and other published sources. Stanford shall incorporate any recommendations resulting from that	Implementation: Stanford Monitoring: City of Palo Alto	Verify provision of a geologic hazards investigation.	Prior to filing of an application for development of the Upper California Avenue housing site.

CITY OF PALO ALTO/STANFORD DEVELOPMENT AGREEMENT AND LEASE PROJECT UPPER CALIFORNIA AVENUE HOUSING DEVELOPMENT MITIGATION MONITORING AND REPORTING PLAN (Continued)			
Mitigation Measures	**Mitigation and Monitoring Responsibility**	**Monitoring Action**	**Schedule**
investigation into the planning for, and structural design of, the development. This investigation is a requirement of the City's Natural Environment Program N-73.			

Attachment G



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Parcel Report with zoningdistricts (\\cc-maps\gis$\gis\admin\Personal\Planning.mdb)