

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # 2017012052

Lead Agency: City of Palo Alto

Project Title: Castilleja School Project

Project Location: Palo Alto

Santa Clara

City

County

Please provide a Project Description (Proposed Actions, location, and/or consequences).

Castilleja School Foundation (the project applicant) requests approval from the City of Palo Alto (City) of an amendment to the school's existing Conditional Use Permit to increase student enrollment at the campus, architectural review of a phased campus modification plan (referred to by the applicant as the Master Plan); a Tentative Map with Exception to merge two small parcels containing dwelling units with the larger parcel; a variance for below-grade setback encroachments related to the proposed underground parking garage; and a variance to maintain existing floor-area-ratio to rebuild 84,124 square feet above grade in a different configuration (which exceeds the maximum floor-area-ratio allowed in the R-1 zone district but reduces the total amount of gross floor area compared to existing conditions). The Castilleja School Project site includes three parcels located at 1310 Bryant Street (current campus), as well as 1235 and 1263 Emerson Street. The project also includes implementation of an expanded Transportation Demand Management plan and a Sustainability Road Map. The project would remove 35 trees and relocate 40 trees.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Significant and Unavoidable Impacts:

Impact 4-2: Create land use incompatibility or physically divide an established community; Impact 7-1: Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel; Impact 7-7: Contribute to a cumulative increase in traffic that conflicts with adopted policies and plans related to intersection and roadway segment function, including consideration of LOS and ADT

These impacts would be reduced with MM 4a which restricts special events at the school, MM 4b requiring replacement tree planting, MM 7a which requires implementation of the proposed TDM plan and additional TDM measures; and MM 7c which requires the City to consider signaling one intersection.

Significant Impacts reduced to Less than Significant with mitigation:

Impact 4-1 conflict with Comprehensive Plan and zoning - MM 4a (special events), MM 4b (trees), MMs 7a, 7b, 7c (traffic), MMs 8a, 8b (noise); Impact 4-3 conflict with policies for protection of environmental resources - MM 4b (trees); Impact 5-3 new light and glare - MM 5a (lighting plan); Impact 6-1 adverse effects to historic resources - MM 6a (protection plan) MM 6b (construction crew training); Impact 7-4 potential traffic hazards - MM 7b (maintain sight distance); Impact 8-1 excessive noise - MM 4a (special events), MM 8a (loudspeaker noise controls); Impact 8-2 temporary noise - MM 4a, MM 8a, MM 8b (construction noise control); Impact 8-3 vibration - MM 6a (protection plan); Impact 9-1 air quality violations - MM 9a (construction BMPs); Impact 9-3 sensitive receptors - MM HAZ-1 (asbestos and lead controls); Impacts 12-1, 12-2, 12-4 geologic and soil stability effects - MM 12a (geotechnical recommendations); Impact 12-5 paleontological resources - MM 12b (protection protocols)

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Increase in traffic due to increased student enrollment;
 Increase in noise levels in the adjacent neighborhood;
 Compatibility of the proposed buildings, tree loss, and the scale and massing of the project with the surrounding neighborhood, appearance of the garage, proposed setbacks and building heights;
 Safety risks to bicyclists;
 Past violations of the existing CUP;
 Potential presence of hazardous materials within the buildings to be demolished and in the soil to be disturbed;
 Emissions of air pollutants and greenhouse gases during construction and generated by vehicle traffic and garage operations;
 Potential for increased enrollment to increase demands for services, reduction in size of the utility easement where Melville Street previously extended into the site;
 Adequacy of the geotechnical analysis assessment of the potential for the project to increase seismic hazards in the vicinity, potential for subsidence, the extent of soil displacement;
 Potential need for dewatering during construction, increases in stormwater runoff, reductions in water quality, flooding at the Embarcadero underpass;
 Tree loss in conflict with the City ' s Tree Ordinance;
 Demolition of two residential structures;
 Potential loss of cultural resources; and
 Consideration of alternatives to the proposed project, including relocating or splitting the campus, omitting the parking garage, retaining both of the residential structures, relocating the Lockey House, maintaining the enrollment cap at 415 students, omitting all underground work, providing satellite parking and increased use of shuttles, reducing the number of events onsite, and retaining more trees.

Please provide a list of the responsible or trustee agencies for the project.

San Francisco Bay Regional Water Quality Control Board - responsible agency

The project site does not support any resources that fall within the jurisdiction of a trustee agency

Governor's Office of Planning & Research

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STATE CLEARINGHOUSE