



# City of Palo Alto

(ID # 6659)

## Architectural Review Board ARB Staff Report

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**Report Type:**

**Meeting Date: 3/17/2016**

**Summary Title: 411-437 Lytton Avenue**

**Title: 411 - 437 Lytton Avenue [14PLN00-489]: Request by Hayes Group Architects, Inc. On Behalf Of Ehikian & Company for Architectural Review to allow the demolition of an existing commercial building and the construction of a new three story mixed-use, office and residential building (two units) and a 1,417 sf Addition To An Existing Historic Category 2 residence on two lots to be merged. A two level underground parking garage is proposed to be constructed under the new mixed use building adjacent to the existing residential building. Environmental Assessment: Mitigated Negative Declaration. Zoning District: CD-C(P) Community Commercial Downtown District and Pedestrian Shopping Combining District.**

**From: Sheldon Ah Sing**

**Lead Department: Planning and Community Environment**

### **RECOMMENDATION**

Staff recommends that the Architectural Review Board (ARB) recommend approval of the proposed mixed-use project based upon the attached Findings for Architectural Review (Attachment B) and subject to the Conditions of Approval (Attachments C).

### **EXECUTIVE SUMMARY**

The applicant proposes to merge two commercially zoned parcels, demolish an existing 7,426 square foot commercial building (containing no retail floor area), retain and add to an existing single-family residential building recently designated as a local Historic Category 2 building, and construct a new mixed-use building having 13,522 square feet of office floor area with two residential units. Parking spaces will be provided within a two level basement. After completion of construction, there will be three dwelling units on-site. The applicant intends to file a condo map after approval of the project, but prior to approval of building permits. The project is subject to the recently enacted interim Ordinance related to office/R&D annual growth limit of 50,000 square feet and is considered a “pipeline” project.

The project requires review by the ARB prior to action by the City Council on all Annual Office/R&D Limit pipeline projects. The draft Initial Study/Mitigated Negative Declaration (IS/MND) was circulated between February 24, 2016 and March 17, 2016 for public comment in accordance with the California Environmental Quality Act (CEQA).

## **BACKGROUND**

The site was the subject of a Preliminary ARB review on June 19, 2014 (link to ARB report: <https://www.cityofpaloalto.org/civicax/filebank/documents/42694> and meeting minutes: <http://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?BlobID=46937> ). Discussion included privacy, relationship with the adjacent residential buildings and lighting. The ARB wanted to see the Lytton ground floor have more relief with plantings and recesses so it was more consistent with other development along Lytton. They also wanted to see the garage ramp with some screening element so that it was not a large void on the side of the building.

The project is subject to the interim office cap Ordinance 5357 (Annual Office Limit) as a “pipeline project” and was deemed complete on May 8, 2015. Unless, it is determined that there are fewer than 50,000 square feet of new office proposed for the fiscal year, qualifying projects will be subject to an evaluation process. Pursuant to the interim ordinance, being a pipeline project allows the project to be evaluated ahead of other qualifying projects during this year’s selection process.

The formal application was submitted for Architectural Review on December 9, 2014, which began staff’s review of the project for conformance with findings set forth in PAMC Section 18.76.020, and preparation of a recommendation for the ARB to the Director of Planning and Community Environment.

The project was presented to the ARB on February 18, 2016, where no action was taken. (Link to ARB report: <https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?BlobID=51100> and video of meeting: <https://www.youtube.com/watch?v=irlrqB5akW0&start=655&width=420&height=315>. The ARB provided the following notable comments:

- Accommodating retail users
- Kipling Street elevation lacking detail
- Issue with color on certain materials
- Transition to historic property and surrounding

The applicant has made revisions to the project to address some of the concerns raised by the ARB, which include the following:

- Landscape strips have been added between the trees on Lytton and Kipling near the corner to give this area more of a residential feeling and a continuation of the neighborhood.
- Removable rectangular concrete-like planters have been added on the first floor at the opening that faces Lytton and the opening on Kipling that is near the driveway.

These planters could be easily removed and doors added that would allow a retailer to occupy the space and be better connected to the sidewalk.

- A wood slat bench with a supporting back has been added to the top of the planter wall adjacent to the driveway and rear walkway.
- The trellis over the garage ramp has been pulled back along with the fence so that it aligns better with the adjacent home and the new building.
- The color of the body of the building has been changed so that it is more of a background color in a warm tone.

#### HRB Review

Given the property includes a Category 2 building, the proposed project was reviewed by the HRB at its March 10<sup>th</sup> hearing. The HRB discussed in detail regarding the adjacency of the historic structure and the proposed mixed-use building; and whether merging the property would affect the historic status of the building. The HRB voted 4-2 (members Bower and Kohler voting no) to recommend to the ARB that the proposed project is consistent with the Secretary of Interior Standards, subject to the third floor being redesigned to reduce the perceived massing, which currently creates an adverse effect on the historic structure at 411 Lytton.

#### **SITE INFORMATION**

The project site is two oddly shaped parcels located on the southwest corner of Lytton Avenue and Kipling Street in the Downtown, within the Lytton Avenue District, as identified in the Downtown Urban Design Guidelines (Attachment A Location Map).

The 2,843 square foot (sf) parcel located at 411 Lytton is a rectangular shaped lot, with the exception of the missing westerly corner, and developed with a one story, 922 sf residential bungalow constructed in 1901. The property was designated in 2014 as a Category 2 property in the City of Palo Alto's Historic Inventory. The Historic Resources Board also made a finding that the property appeared eligible for listing on the National Register of Historic Places. Vehicular access is provided via a driveway on Lytton. City records indicate a 160 sf garage existed on the property at one time but was likely located on the site that was later severed from the current property (sometime after 1924). A carport appears to have been added recently to the site, providing one covered parking space; however, there is no record of a permit having been obtained, so the carport is considered to be an illegal, non-complying facility.

The second parcel, a 12,188 sf property located at 437 Lytton, is developed with a two story office building constructed in 1969 and is currently occupied by Chicago Title office. The vehicular access is provided by driveways on both Lytton Avenue and Kipling Street. Parking spaces are provided on a surface parking lot on the parcel. Street trees have been planted along both Lytton Avenue and Kipling Street. Minimal landscaping is provided on site, with a few trees and shrubs planted along the perimeter of the property.

### Surrounding Sites

Adjacent uses include single-family homes to the northwest along Kipling, commercial uses to the southwest along Lytton, and a City parking lot and a convenience store across Lytton to the southeast.

### Comprehensive Plan Designation

The Comprehensive land use designation is Regional/Community Commercial. This designation is intended for larger shopping centers and districts that have a wider variety of goods and services than the neighborhood shopping areas. Mixed uses are also appropriate in this designation.

### Zoning Designation

The site's zoning designation is Community Commercial Downtown District with a Pedestrian Shopping Combining (CD-C(P)). The CD-C zoning district is a comprehensive district for the Downtown business area, allowing a wide range of commercial, residential and neighborhood service uses, including mixed uses. The Pedestrian Shopping (P) combining district is intended to modify the regulations of various commercial districts in locations where it is deemed essential to foster the continuity of retail stores and display windows and to avoid a monotonous pedestrian environment in order to establish and maintain an economically healthy retail district.

## **PROJECT DESCRIPTION**

The applicant's proposal includes 1) demolition of the existing two story office building, 2) construction of a 40-foot tall, three-story, mixed use building, 3) 1,417 sf addition to the historic residence, and 4) removal of the existing unpermitted carport. The proposal would also include combining the two existing lots into one 15,031 sf parcel.

### 411 Lytton

The project includes modifications to a one-story single-family house at 411 Lytton Avenue, which has been identified as a Category 2 property in the City of Palo Alto's History Inventory. This residence was constructed in 1901 and would be remodeled following the Secretary of the Interior's Standards for Rehabilitation. A basement storage area containing approximately 1,149 square feet and a 268 square foot addition to the rear of the residence would be constructed, for a total of 2,342 square feet of residential space at that address. The building would be left in place during construction using a shoring-in-place technique.

### 437 Lytton

For the 437 Lytton Avenue portion of the site, the project proposes to construct a 19,838 square foot mixed-use building (13,522 square feet of office uses and two residential units occupying 5,104 square feet on the upper floor). The building would be three stories in height (up to 40 feet of maximum height), with a two-level underground parking garage.

The project would require excavation of the basement garage to an approximate depth of up to 27 feet below grade, with car stacker pits extending to approximately 34 feet below grade.

### Building Design

The project attempts to relate to the surrounding urban development on all four sides. The applicant's intention was to design the building to transition from the lower scale single family residences to the larger commercial buildings along Lytton Avenue. This design took into consideration comments from the ARB (Preliminary and Study Session meetings) as well as meeting with the adjacent property owners. The parking facilities are shown hidden from the public view, as they would be placed below grade. The historic building would maintain the existing Craftsman bungalow design, scale and materials, including wood shingle cladding. For the transition between the historic building and the new mixed-use building, there is at least a 10'-0" setback to the building. The closest elements of the building to the historic building are no taller than the existing surrounding commercial building (stairwell) or the historic building (office and terrace). The new mixed use building would include materials such as wood panel siding, glass railings, clear anodized aluminum window framing, laminated glass fins, Solarban glazing, composite metal paneling and metal shingling, standing seam metal roof, and exposed, sand-blasted integrally colored concrete.

For site access, the project eliminates one existing curb cut along Lytton and replaces the existing driveway along Kipling with a ramp down to the garage.

## **DISCUSSION**

### ARB Purview

The ARB is requested to provide recommendations on the Architectural Review findings, Context-based findings. (See Attachment B for further analysis of the findings.) In addition the ARB is invited to comment on applicable sections of the attached Initial Study/Mitigated Negative Declaration (IS/MND). (Attachment G)

### Office/R&D Annual Office Limit

This project proposal is subject to the interim ordinance that established a 50,000 square foot annual limit on Office/R&D development in a portion of the City including Downtown, the California Avenue area, and the El Camino corridor, adopted October 26, 2015.

The City of Palo Alto and the region have experienced dramatic job growth since the end of the recession, resulting in increases in traffic, parking demand, and other impacts of growth. This growth and the attendant impacts are not directly addressed by the City's current growth management strategies, which include a cumulative cap on non-residential development in downtown and in the City as a whole. Over the course of several meetings in 2015, the City Council discussed growth management strategies that might effectively address the pace of growth and provided staff with direction to develop an interim ordinance that would put in place an annual limit on new development of office and research & development (R&D) space in the City's fastest changing commercial districts. The interim ordinance is intended to control

the pace of growth and change in these areas for a two-year trial period or until the Comprehensive Plan Update is adopted, with the understanding that the Comprehensive Plan Update may perpetuate or modify this program.

The interim ordinance reflects the City Council's specific direction on parameters of the annual limit program, including affected land uses and exemptions, the process by which the annual limit would be implemented, the criteria that would be used to evaluate competing projects, and the disposition of pending or "pipeline" projects (ordinance available online: <http://www.cityofpaloalto.org/civicax/filebank/documents/49501>).

The 50,000 sq. ft. annual limit means that projects proposing net increases in office space greater than 2,000 sq. ft. could only be approved later in the fiscal year, when it would be clear whether they could collectively exceed the annual limit. Projects that exceed the limit would be evaluated individually by the City Council based on a number of criteria. This process will determine which projects would be approved, and which would be denied or deferred to future years.

Based on the requirements of the interim ordinance, in order for this project to be eligible for approval in 2016, all relevant planning entitlement steps must be completed by March 31, 2016.

#### Comprehensive Plan Conformance

The project as submitted is generally consistent with the Palo Alto Comprehensive Plan land use designation of Regional/Community Commercial. Some of the policies related to this project include:

Policy L-18: Encourage the upgrading and revitalization of selected Centers in a manner that is compatible with the character of surrounding neighborhoods.

Policy L-48: Promote high quality, creative design and site planning that is compatible with surrounding development and public spaces.

Policy L-49: Design buildings to revitalize streets and public spaces and to enhance a sense of community and personal safety. Provide an ordered variety of entries, porches, windows, bays and balconies along public ways where it is consistent with neighborhood character; avoid blank or solid walls at street level; and include human-scale details and massing.

Policy H2.2 Continue to support the redevelopment of suitable lands for mixed uses containing housing to encourage compact, infill development. Optimize the use of existing urban services, and support transit use.

Compliance with these and other policies are included in Findings discussion in Attachment B.

## Zoning Compliance

The site has a zoning designation of CD-C(P), or Downtown Commercial Community with Pedestrian Combining District. The proposed project is consistent with the development standards of the CD-C(P) District (Attachment F). It is also consistent with the applicable context-based design considerations findings set forth in PAMC Section 18.13.060(b) (Attachment B) and performance criteria outlined in PAMC 18.23 (Attachment F).

Placement of the mixed use building, as shown on the plans, would meet the setback requirements. The development standards for this zoning designation do not include required setbacks from property lines, with the exception of the ten foot rear setback for the residential component of the building.

## *Residential Dwellings*

As there is no minimum amount of dwelling units prescribed by the zoning district, the original project included two on-site dwellings (one existing at 411 Lytton and one on the upper floor of the 437 Lytton building). In conversations with the applicant to further the City's goals of providing additional housing opportunities, the project was revised to include a second dwelling unit within the 437 Lytton building for a total of three units on the site. This proposal remains within the maximum density allowed in the CD-C(P) zoning district.

## *Performance Criteria for Commercial Districts*

PAMC Section 18.23 prescribes performance criteria for commercial districts. The performance criteria are intended to provide additional standards to be used in the design and evaluation of developments in the multi-family, commercial, and industrial zones. The purpose is to balance the needs of the uses within these zones with the need to minimize impacts to surrounding neighborhoods and businesses. 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 for the site residents and users, and for abutting neighbors and businesses.

Specifically, PAMC Section 18.23.050 requires that the project provide landscaped screening between the project and the adjacent residential buildings (north and west). The project would provide creeping landscape (vines or similar), 10'-0" landscaped areas on the terrace, and trellis with creeping landscape over the driveway. In accordance with PAMC 18.23.050(B)(viii), for landscape buffers to provide a visual screen, trees and shrubs in the buffer area shall be installed in a manner that provides maximum visual separation of residential uses from the commercial use taking into consideration topography and sightlines from residences. The proposed landscaping provides this visual screen for the physical improvements adjacent to the residences.

In response to the ARB, the applicant revised the plans to move the trellis back to be in line with the adjacent building along Kipling Street.

### Height

The 40'-0" tall building would meet the 40'-0" height limit. The 40'-0" height limit applies in this case because the property is located within 150 feet of an abutting residential zone. The Zoning Code does allow utility or mechanical features to exceed the height limit by not more than 15 feet. As mentioned previously the rear portion of the building steps down to relate to the existing adjacent buildings and the stairwell on the south elevation adjacent to the historic building steps down to match the height of the adjacent commercial building at Lytton Avenue and Waverley Street on the opposite side of the historic building.

### FAR and Site Coverage

While there is no maximum site coverage requirement, the floor area ratio (FAR) for development of a mixed use project in the CD-C zone district is a 2.0:1 (30,064 sf), with a maximum of 1.0:1 for the residential component and 1.0:1 for the commercial component. The project meets this requirement with a total floor area of 22,180 sf (13,522 sf for nonresidential portion and 6,316 sf for the residential portion and 2,342 sf for the residence at 411 Lytton). The applicant is entitled to 2500 bonus square footage (TDR) due to the historic renovation of the residence. The applicant does not intend to use any bonus square footage from the upgrade of the historic residence on any project at this time. In that case, the applicant would be eligible to transfer the development rights (TDRs) to another site under the provisions of PAMC 18.18.070 and 18.18.080. The CD-C zoning district requires any basement space that is not dedicated to parking facility to count towards the floor area maximum. All of the allocated spaces are described in detail on Sheet A2.3 of the project plans.

Table 1 summarizes the project's square footage that counts towards gross floor area by address and use. A detailed breakdown is provided in the project plans (Sheet A2.3).

**Table 1**  
**Proposed Project Summary**

Address	Floor	Office (square feet)	Residential (square feet)
411 Lytton	Basement	0	1,149
	Ground	0	1,193
<i>Sub-total</i>			2,342
437 Lytton	Basement Level 2	330	369*
	Ground	6,441	646*
	2 <sup>nd</sup>	6,751	197*
	3 <sup>rd</sup>	0	5,104
<i>Sub-total</i>		13,522	6,316
<b>Total</b>		<b>13,522</b>	<b>8,658</b>

\*Storage and access areas such as stairways.

The applicant proposes an overall floor area ratio (FAR) of 1.48:1, which breaks down to 0.90:1 for commercial (1.0:1 permitted) and 0.58:1 for residential (1.0:1 permitted). Therefore the

project is in conformance with the allowed FAR of 2.0. The proposed site coverage is 55.1 percent with no maximum specified in the zoning district.

*Parking*

The site is located outside of the Downtown Parking Assessment District. Thus, required parking spaces must be fully provided on site. Table 2 describes the parking for the project. The project is considered a mixed-use project on a single parcel, the residential component (three units) are categorized as multi-family within PAMC Section 18.52.

The PAMC Section 18.52.040, Table 1, states the requirements for parking. Table 2 below summarizes the project’s required parking and parking provided.

**Table 2  
Parking Summary**

<b>Use</b>	<b>Required</b>	<b>Provided</b>
Multi-family Residential	1.5 per 1 bedroom unit = 1.5 spaces	2
	2 per 2/3 bedroom unit = 2 units x 2 = 4 spaces	4
Office	1 per 250 square feet = 13,522/250 = 54 spaces	60

The project includes 65 parking spaces in the basement garage, one uncovered space adjacent to the historic residence, and one loading space on-street. Of the 65 parking spaces in the garage, 49 spaces are provided via parking stacking, while the remainder are standard stalls. The parking for employees would be assigned using a key or similar device to control the stacking machine. The project would have six surplus parking spaces. The project also includes seven long-term bicycle spaces and two short-term bicycle spaces, thus complying with the City’s requirements.

*Pedestrian Shopping Combining District*

The site is subject to the regulations of the Pedestrian Shopping (P) Combining District, which requires projects to incorporate design features that foster a lively pedestrian environment and an economically healthy retail district. Projects with this designation must incorporate the following features:

1. display windows, or retail display areas;
2. pedestrian arcades, recessed entryways, or covered recessed areas designed for pedestrian use with an area not less than the length of the adjoining frontage times 1.5 feet; and
3. landscaping or architectural design features intended to preclude blank walls or

building faces.

In addition, the combining district prohibits vehicular access over designated pedestrian sidewalks. The project eliminates a driveway on Lytton and consolidates access onto Kipling, therefore making the site compliant with this section.

The underlying zoning does not require that a retail use occupy the ground floor, however, it does require that the ground floor is designed to accommodate a retail use. The plans do show a substantial amount of store front glass, which meets the retail/display window requirements and serves to create more interest for pedestrians. The plans also show a total of 308 square feet of recessed entryways and covered recessed areas, meeting the required area of 186 (1.5 feet multiplied by the length of the building frontage [124 feet]).

In response to the ARB, the applicant has revised the project plans to make the planters at the base of the windows on the ground floor to be removable in the event a retail tenant occupies the ground floor.

#### Downtown Urban Design Guidelines

The site is also subject to the Downtown Urban Design Guidelines (Guidelines), which was developed to provide guidelines regarding development and design in the downtown area. Specifically, the project is located within the Lytton Avenue District. Goals for this district include:

- (1) Promote Lytton Avenue as an enlivened mixed commercial and residential district;
- (2) Ensure that development respects the quick transition into the immediately adjacent Downtown North neighborhood, and protect these residential areas from incompatible encroachments of commercial buildings; and
- (3) Maintain and enhance the pleasing, tree-lined pedestrian qualities of Lytton Avenue.

The project proposes a mixed-use building with ground floor office space that will service to enliven this area and its design is consistent with PAMC Section 18.23, which provides standards for transitions between commercial and residential properties. The project will replace the existing street trees that are in poor health with new street trees. As designed, the sloped roof and wall system lessens the building mass and complies with the daylight plane requirements. The building defines a separation of uses through a change of material and residential setback. Street front facades reinforce the street corner, whereas rear and side facades provide privacy and a gradation of massing. The project appears to be consistent with the Guide.

## **ENVIRONMENTAL REVIEW**

Pursuant to the California Environmental Quality Act (CEQA), a draft Initial Study/Mitigated Negative Declaration (IS/MND) (Attachment G) was prepared and was circulated for public comment for 20 days between February 24, 2016 and March 14, 2016. The primary issue

discussed in the Initial Study is regarding the effects of the project's construction on historic resources and mitigation measures are recommended to reduce any potential impact to less than significant.

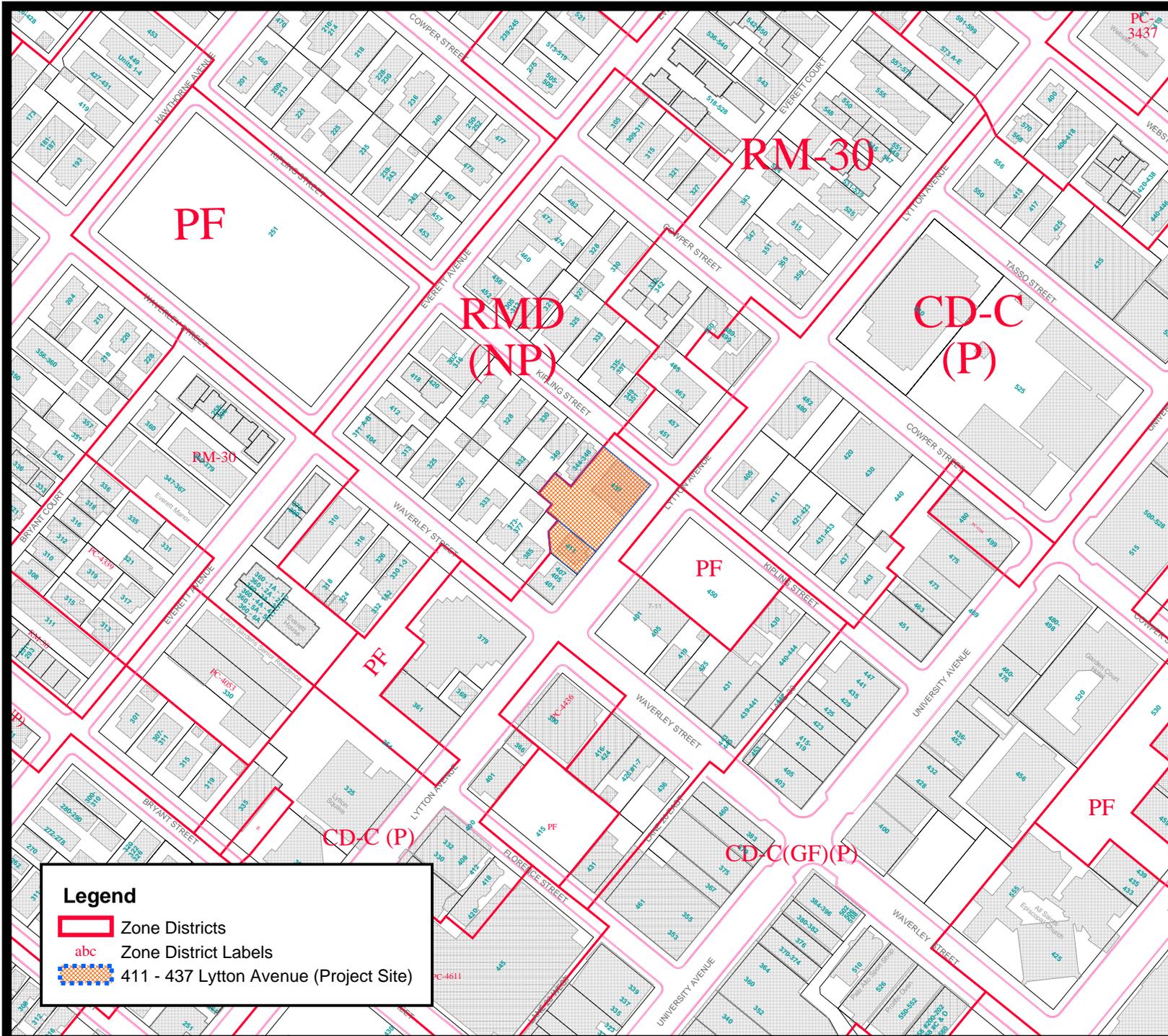
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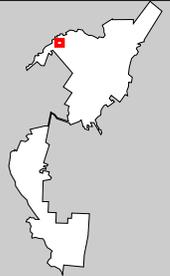
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**Attachments:**

- Attachment A: Location Map (PDF)
- Attachment B: ARB Findings (DOCX)
- Attachment C: Conditions of Approval (DOCX)
- Attachment D: Project letter March 16, 2015 (PDF)
- Attachment E: Zoning Comparison (DOCX)
- Attachment F: Performance Measures Compliance (DOCX)
- Attachment G: 411-437 Lytton Ave., Initial Study-Draft MND and Appendices (PDF)
- Attachment H: Project Plans (PDF)



The City of Palo Alto



411 - 437 Lytton Avenue  
with Zoning Districts  
Area Map

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



**Legend**

- Zone Districts
- abc Zone District Labels
- 411 - 437 Lytton Avenue (Project Site)

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**ATTACHMENT B**  
**FINDINGS FOR APPROVAL**  
**Architectural Review, Context-Based Criteria**  
**411-437 Lytton Avenue / File No. 14PLN-00489**

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**A. ARCHITECTURAL REVIEW FINDINGS**

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

*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.*

The proposed project is consistent with Findings #1 and #16 in that the design of the proposed mixed-use project is consistent with the following Comprehensive Plan Goals and Policies:

- Policy L-18: Encourage the upgrading and revitalization of selected Centers in a manner that is compatible with the character of surrounding neighborhoods.
- Policy L-48: Promote high quality, creative design and site planning that is compatible with surrounding development and public spaces.
- Policy L-49: Design buildings to revitalize streets and public spaces and to enhance a sense of community and personal safety. Provide an ordered variety of entries, porches, windows, bays and balconies along public ways where it is consistent with neighborhood character; avoid blank or solid walls at street level; and include human-scale details and massing.
- Policy L-75: Minimize the negative physical impacts of parking lots. Locate parking behind buildings or underground wherever possible.
- Policy L-77: Encourage alternatives to surface parking lots to minimize the amount of land that must be devoted to parking, provided that economic and traffic safety goals can still be achieved.
- Policy L-78: Encourage development that creatively integrates parking into the project by providing for shared use of parking areas.

- Policy H2.2 Continue to support the redevelopment of suitable lands for mixed uses containing housing to encourage compact, infill development. Optimize the use of existing urban services, and support transit use.

The project improves the desirability of investment by providing a development that would enhance the site aesthetically and functionally by eliminating one curb cut and providing a safer pedestrian experience along Lytton Avenue; by eliminating the surface parking lot and placing parking below ground; and replace the 437 Lytton building with a building that is consistent with newer developments in design, function—that would appeal to new investment and promote activity. The project includes residential units which soften the building by including livable common areas with balconies and recessed elements. The proposed materials for the project are of high quality and are used purposefully to ensure compatibility with surrounding development.

### **Compatibility and Character:**

Finding #2: The design is compatible with the immediate environment of the site.

Finding #4: In areas considered by the board as having a unified design character or historical character, the design is compatible with such character;

Finding #5: The design promotes harmonious transitions in scale and character in areas between different designated land uses.

Finding #6: The design is compatible with approved improvements both on and off the site.

The proposed project is consistent with Findings #2, #4, #5 and #6 in that the area is comprised of various sized buildings of various architectural styles with single, two and three-story buildings with residential, retail and office uses and the proposed building fits within this area with its scale, massing and architectural style. The project is consistent with the Pedestrian overlay district in that the project is designed to accommodate a retail use. The project provides setback relief and steps its building mass down adjacent to the adjacent residential uses.

### **Functionality and Open Space:**

Finding #3: The design is appropriate to the function of the project.

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.

Finding #8: The amount and arrangement of open space are appropriate to the design and the function of the structures.

The project is consistent with Findings #3, #7, and #8 in that the design of the new buildings is consistent with contemporary development within the City. The site layout provides common areas for residents, employees, and patrons, and enlivens the primary street along Lytton Avenue Real, in addition to the private balconies each residential unit has. The building amenities (open space, parking, entry, etc.) are accessible and attractive to users. The anticipated commercial uses are located along the street frontages and would have minimal impacts to the residents above.

### **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.

Finding #10: Access to the property and circulation thereon are safe and convenient for pedestrians, cyclists and vehicles.

The project is consistent with Findings #9 and #10 in that the project's design provides adequate automobile and bicycle parking located conveniently with pedestrian access to the building entrances. With the elimination of a curb cut on Lytton Avenue, the site access and circulation thereon are safe and convenient for pedestrians, cyclists and vehicles. The project is easily approachable by all modes of transportation and does not introduce any significant changes to the adjacent street and sidewalk system.

### **Landscaping and Plant Materials:**

Finding #11: Natural features are appropriately preserved and integrated with the project.

Finding #12: The materials, textures and colors and details of construction and plant material are an appropriate expression to the design and function and compatible with the adjacent and neighboring structures, landscape elements and functions.

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 and the landscape concept depicts an appropriate unit with the various buildings on the site.

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.

The project is consistent with Findings #11-#14 in that the new landscaping for the site is relatively low maintenance and drought tolerant and will be a desirable addition to the site. The project will be adding street trees consistent with City standards. The project includes layered landscaping opportunities on multiple levels with the specific intent of providing a visual screen between the project and the surrounding sites. In addition, the proposed construction materials are consistent with the contemporary design of the mixed-use building and include: wood panel siding, glass railings, clear anodized aluminum window framing, laminated glass fins, Solarban glazing, composite metal paneling and metal shingling, standing seam metal roof, and exposed, sand-blasted integrally colored concrete. The project includes removable planters along Lytton Avenue and Kipling Street to accommodate future commercial uses needed access directly to the sidewalk.

### **Sustainability:**

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

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

The project is consistent with Finding #15 in that the project is subject to the California Green Building Code (CalGreen, Tier 2) as well as Build it Green for the residential component and includes a variety of sustainable elements.

## **B. CONTEXT-BASED DESIGN CRITERIA FINDINGS**

Pursuant to PAMC 18.16.090(b), the following context-based design considerations and findings are applicable to this project.

- (1) **Pedestrian and Bicycle Environment.** *The design of new projects shall promote pedestrian walkability, a bicycle friendly environment, and connectivity through design elements.* This finding can be made in the affirmative in that the project provides bike racks near the building entrances for short term use as well bike lockers in the garage to support the bicycle environment. The street façade along Lytton Avenue includes a sheltered area adjacent to the lobby entrance, which supports street activity. The project proposes to eliminate one of the curb cuts along Lytton Avenue that will provide a safer experience for pedestrians and cyclists.
- (2) **Street Building Facades.** *Street facades shall be designed to provide a strong relationship with the sidewalk and the street(s), to create an environment that supports and encourages pedestrian activity through design elements.* This finding can be made in the affirmative in that project maintains the substantial sidewalks and includes a sheltered area adjacent to the lobby from the street to allow for pedestrian ease of use; and the street facades include storefront windows and removable planters that supports an interior connection with the street and pedestrians.
- (3) **Massing and Setbacks.** *Buildings shall be designed to minimize massing and conform to proper setbacks.* This finding can be made in the affirmative in that the proposed project complies with the CD-C(P) zoning development standards and the design is consistent with the Downtown Urban Design Guide since the project complies with the height and setback requirements and the performance standards for projects adjacent to different land uses. Additionally, the use of balconies and setting the back the top floor facilitates the appearance of reducing the mass of the building.
- (4) **Low-Density Residential Transitions.** *Where new projects are built abutting existing lower scale residential development, care shall be taken to respect the scale and privacy of neighboring properties.* This finding can be made in the affirmative in that the proposed project complies with the daylight plane standard, setbacks to residential uses, and performance standards for projects adjacent to different land uses. The project’s mass steps down adjacent to the 411 Lytton Avenue historic structure and the residential buildings to the rear of the project. These elements are no taller than the buildings on the other side of the residential buildings.
- (5) **Project Open Space.** *Private and public open space shall be provided so that it is usable for residents, visitors, and/or employees of the site.* This finding can be made in the affirmative in that the project provides open space with private balconies for the residents and yard (411 Lytton), a terrace and at-grade patio area for the commercial users and at grade plaza and walkways for all to use.
- (6) **Parking Design.** *Parking needs shall be accommodated but shall not be allowed to overwhelm the character of the project or detract from the pedestrian environment.* The project includes

underground parking and eliminates one existing curb cut from the site.

- (7) **Large (Multi-Acre) Sites.** *Large sites (over one acre) shall be designed so that street, block, and building patterns are consistent with those of the surrounding neighborhood.* This finding does not apply.
- (8) **Sustainability and Green Building Design.** *Project design and materials to achieve sustainability and green building design should be incorporated into the project.* This finding can be made in the affirmative in that the project is subject to the California Green Building Code (CalGreen, Tier 2) and Build it Green and includes a variety of sustainable elements.

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**CONDITIONS OF APPROVAL**

411-437 Lytton  
14PLN-00489

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**Planning Division**

1. The plans submitted for Building Permit shall be in substantial conformance with plans dated received on September 10, 2015, except as modified to incorporate the following conditions of approval and any additional conditions placed on the project by the Planning Commission, Architectural Review Board, or City Council.
2. This complete approval document shall be printed on the cover sheet of the plan set submitted with the Building Permit application.
3. All modifications to the approved project shall be submitted for review and approval prior to construction. If during the Building Permit review and construction phase, the project is modified by the applicant, it is the responsibility of the applicant to contact the Planning Division/project planner directly to obtain approval of the project modification. It is the applicant's responsibility to highlight any proposed changes to the project and to bring it to the project planner's attention.
4. All proposed signage for the site shall be submitted for Architectural Review and approval in a separate planning entitlement application.
5. For all future commercial business, operating or with activities between the hours of 10:00 p.m. and 6:00 a.m., a conditional use permit shall be obtained and conditions of approval shall be applied as deemed necessary to ensure the operation is compatible with the site's residential use (PAMC 18.23.040).
6. All projects shall comply with Chapter 9.10 of the Palo Alto Municipal Code (the Noise Ordinance).
7. For future commercial uses, cooking odors, smoke and other similar air contaminants shall be controlled and prevented from leaving the property or becoming a nuisance to residents and neighboring properties.
8. LIGHTING: Prior to issuance of any building permit, the owner or designee shall demonstrate that the lights within the stairwell on the west elevation shall include motion sensors so that unnecessary light shall not spill out of the stairwell when not in use.
9. CEQA Mitigation Measure BIO-1.1: In compliance with the MBTA and the California Fish and Game Code, the project shall implement the following measures:

- Pre-construction surveys shall be completed by a qualified ornithologist to identify active nests that may be disturbed during project implementation. All potential nesting areas (trees, tall shrubs) shall be surveyed no more than 30 days prior to tree removal or pruning, if the activity will occur within the breeding season (February 1 – August 31). If more than 30 days pass between the completion of the preconstruction survey and the initiation of construction activities, the preconstruction survey shall be completed again and repeated at 30 day intervals until construction activities are initiated.
  - If an active nest is observed, tree removal and pruning shall be postponed until all the young have fledged. An exclusion zone shall be established around the nest site, in consultation with the California Department of Fish and Game (CDFG). Exclusion zones for active passerine (songbirds) nests shall have a 50-foot radius centered on the nest tree or shrub.
  - Active nests shall be monitored weekly until the young fledge. No construction activities, parking, staging, material storage, or other disturbance shall be allowed within the exclusion zones until the young have fledged from the nest.
10. CEQA Mitigation Measure CR-1.1: The applicant will identify a qualified historic architect to oversee project activities related to the historic house. The selection of the historic architect will be approved by the City prior to the commencement of project activities. The consulting historic architect will monitor implementation of required protection measures and will provide reports and findings to the City as required.
  11. CEQA Mitigation Measure CR-1.2: The historic architect shall establish a training program for construction workers involved in the project that communicates the importance of protecting historic resources. This program shall include information on recognizing historic fabric and materials, and directions on how to exercise care when working around and operating equipment near the historic structure, including storage of materials away from historic buildings. It shall also include information on means to reduce vibrations from demolition and construction, and monitoring and reporting any potential problems that could affect the historic resources in the area. The project sponsor shall be responsible for implementation of the training program, which shall be reviewed and approved by City staff.
  12. CEQA Mitigation Measure CR-1.3: Monitoring will be conducted by the qualified historic architect and the project's structural engineer for any relocation or rehabilitation activities where there is a potential for substantial damage to the historic house. The duration and intensity of the monitoring program will be determined by the project's historic architect and will range from full-time monitoring to "as needed" inspections throughout construction or demolition operations. Monitoring reports shall be submitted to the City's assigned staff on a periodic basis to be determined by City staff.

If, in the opinion of the project's structural engineer and historic architect, substantial adverse impacts to historic resources related to relocation or rehabilitation activities are found during construction, the monitoring team shall so inform the project sponsor, or sponsor's designated representative responsible for construction activities, as well as City

staff within 24 hours. The project sponsor and the City shall consider the structural engineer and historical architect's findings and recommendations and mutually agree on corrective measures, which shall be carried out by the project sponsor.

13. CEQA Mitigation Measure CR-1.4: Protection and Relocation, Phase I Construction Phasing: The protection of the historic house and the temporary relocation procedures are intertwined such that the sequencing is a constituent element of the protection. Physical distance and an offset in the timing of demolition of the office building is the best protection for the historic house from damage associated with flying debris or from demolition equipment. Implementing one of the following relocation options is proposed for the "Phase I" relocation and rehabilitation of the 411 Lytton Avenue residence.
  - a. Relocation Phasing Option 1: Retain the house on its existing 411 Lytton Avenue site and demolish the existing two-story office building at 437 Lytton Avenue. The distance between the two structures creates a natural buffer for protection of the house. As demolition often causes flying debris, the windows on the north elevation shall be clad with minimum ½" plywood for physical protection. Following demolition of the office building, the house would be temporarily moved to the 437 Lytton Avenue site, the basement and foundation installed for the residence, and the house moved back to the 411 Avenue Lytton site.
  - b. Relocation Phasing Option 2: If the procedure identified in Relocation Option 1 is not feasible, prior to demolition of the two story commercial building at 437 Lytton Avenue, relocate the house to its receiver site. Excavate the new basement for the house, and construct foundation walls. Move the house back to its original footprint and bolt it to the new foundation but refrain from constructing the addition and any rehabilitation activities. Protect the north facing windows as described above. Demolish the two-story office building at 437 Lytton Avenue after the house is relocated back to the 411 Lytton Avenue site.
14. CEQA Mitigation Measure CR-1.5: Protection and Relocation, Phase II Construction: In either case described in MM CR-1.4, at the start of construction for the new three-story mixed-use building, potentially harmful construction activities will be taking place directly adjacent to the historic house. The following recommendations for Phase II construction will protect historic resources during this phase.
  - a. Mount physical protection to the roof, and windows to protect the house from flying debris from above.
  - b. Apply all shoring and anti-vibration suggestions from a qualified engineer.
  - c. Do not construct the addition or attempt to do any rehabilitation work until the new three-story structure is closed in as a final protection measure.
15. CEQA Mitigation Measure CR-1.6: Protection and Relocation, General Relocation Procedures: The following general relocations recommendations will further protect historic resources during the temporary relocation process.
  - a. At a minimum, before starting, the house will be completely photo-documented by

- the moving contractor, under supervision of the consulting historic architect.
- b. The site will be secured with fencing, and window and door openings will be covered with plywood to prevent intruders.
  - c. The site will be cleared of all shrubs and plant materials that would impede the relocation activity.
  - d. The house will be assessed for weak points that could fail during the move. Those areas will be braced, shored, or supported with an internal secondary stud wall depending on the structural condition requiring remediation. All temporary work of this kind will be reversible, additive, and will not destroy the historic fabric of the building.
  - e. The house will be moved in the largest sections possible and allowed by clearances on the route. The street facing porch may have to be parted from the main body of the house and moved separately or reconstructed.
  - f. Any house elements that are removed as part of the relocation will be given a unique identifying number, catalogued, stored in secure containers, preferably on site.
  - g. The house will be moved during an off hour period to minimize impacts to the street and surrounding neighbors.
  - h. The house, on its temporary site will be supported by temporary wooden cribbing. It will be elevated well above the ground to allow the moving contractor access for steel carrying beams and floor reinforcing if necessary. When the new foundations and basement are complete, the house will be relocated to its original site.
16. CEQA Mitigation Measure CR-1.7: Protection and Relocation, Relocation Procedures for Specific Elements: The following measures will further protect historic resources during the temporary relocation process.
- a. Porch: If necessary, the porch will be dismantled in the largest pieces possible.
  - b. Windows: The windows are in good condition and can be moved in place. If it is determined that the motion associated with the relocation activity will cause damage, the window sash will be labeled, catalogued, removed and stored in secure containers for relocation to the new site.
  - c. Doors: Doors will be labeled, catalogued, removed and stored in secure containers for relocation to the new site.
  - d. Brick Chimney: The feasibility of moving the chimney with the house should be determined. If required, the house moving contractor will dismantle the chimney, and will clean and palletize the bricks. The interior mantle will be salvaged, and moved with the bricks. Based on experience, approximately 75 percent of the bricks might be salvaged. The architect, in conjunction with the house mover will determine the feasibility of reconstructing the chimney: however, at a minimum the geometry and historic character of the living room fire place should be retained because of the high integrity of the building.
  - e. Historic Elements: Further specifications for the protection of wood and other elements are included in the *Protection and Relocation Study* prepared by C.G. Duncan (Appendix B1 of IS/MND).
17. CEQA Mitigation Measure CR-1.8: Protection and Relocation, Rehabilitation Measures: The following measures will further protect historic resources during the rehabilitation process.

- a. All work, will adhere to the Secretary of the Interior's Standards for the Treatment of
  - b. Historic Properties, using the Rehabilitation Guidelines.
  - c. Retain the historic room configurations with the exception of the necessary changes for the rear addition.
  - d. Retain all historic flat plaster over lath, if possible.
  - e. If original wood floor material is found beneath new coverings inspect it for soundness, recoverability, and retain as much as possible. Replace deteriorated wood flooring with in-kind material.
  - f. Retain all interior window and door trim, baseboards, and moldings.
  - g. Retain all historic door and window hardware.
  - h. If reconstruction of the front, street facing porch is necessary incorporate the salvaged historic columns, trim curved elements as much as possible. Where there is insufficient salvaged historic material, replace it with new in-kind material.
  - i. The foundation shall be constructed such that the house will retain its historic relationship to the surrounding finished grade.
  - j. If feasible, utilities shall enter the house from underground and be hidden.
  - k. As part of the bid qualifications, the contractor responsible for the rehabilitation work shall be versed in the Secretary of the Interior's Standards for the Treatment of Historic Properties, and be able to demonstrate previous experience in the rehabilitation of historic buildings.
18. CEQA Mitigation Measure CR-2.1: In the event any significant cultural materials are encountered during construction grading or excavation, all construction within a radius of 50-feet of the find would be halted, the Director of Planning and Community Environment shall be notified, and the archaeologist shall examine the find and make appropriate recommendations regarding the significance of the find and the appropriate mitigation. Recommendations could include collection, recordation and analysis of any significant cultural materials. A report of findings documenting any data recovered during monitoring shall be submitted to the Director of Planning and Community Environment.
19. CEQA Mitigation Measure CR-2.2: In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of section 7050.5 of the Health and Safety Code and the County Coordinator of Indian Affairs. No further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs in accordance with the provisions of state law and the Health and Safety Code. The Director of Planning and Community Environment shall also be notified immediately if human skeletal remains are found on the site during development.
20. CEQA Mitigation Measure NOISE-1.1: A Construction Vibration Monitoring Plan shall be implemented to document conditions prior to, during, and after vibration generating construction activities. All Plan tasks shall be undertaken under the direction of a licensed Professional Structural Engineer in the State of California and be in accordance with

industry accepted standard methods. The Construction Vibration Monitoring Plan shall include the following tasks:

- Identification of the sensitivity of nearby structures to groundborne vibration. Vibration limits shall be applied to all vibration sensitive structures located within 50 feet of the project
  - Performance of a photo survey, elevation survey, and crack monitoring survey for each structure within 50 feet of construction activities identified as sources of high vibration levels. Surveys shall be performed prior to any construction activity, in regular intervals during construction and after project completion and shall include internal and external crack monitoring in structures, settlement, and distress and shall document the condition of foundations, walls, and other structural elements in the interior and exterior of said structures.
  - Development of a vibration monitoring and construction contingency plan to identify structures where monitoring would be conducted, set up a vibration monitoring schedule, define structure-specific vibration limits, and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions. Construction contingencies would be identified for when vibration levels approach the limits.
  - At minimum, vibration monitoring shall be conducted during pavement removal, building demolition, and drilling activities. Monitoring results may indicate the need for more or less intensive measurements.
  - If vibration levels approach limits, suspend construction and implement contingencies to either lower vibration levels or secure the affected structures.
  - Designate a person responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site.
  - Conduct post-survey on structures where either monitoring has indicated high levels or complaints of damage has been made. Make appropriate repairs or compensation where damage has occurred as a result of construction activities.
21. CEQA Mitigation Measure NOISE-1.2: The results of all vibration monitoring shall be summarized and submitted in a report to the Development Services Department and Planning and Community Environment shortly after substantial completion of each phase identified in the project schedule of the Construction Vibration Monitoring Plan. The report shall include a description of measurement methods, equipment used, calibration certificates, and graphics as required to clearly identify vibration-monitoring locations. An explanation of all events that exceeded vibration limits shall be included together with proper documentation supporting any such claims.
22. Estimated Development Impact Fees in the amount of \$\_\_\_\_\_ plus the applicable public art fee, per PAMC 16.61.040, shall be paid prior to the issuance of the related building permit.
23. In the event actual construction of the project is not commenced within twelve months of the date of approval, the approval shall expire and be of no further force or effect, pursuant to Palo Alto Municipal Code Section 18.77.090.

24. Except as expressly specified herein, the site plan, floor plans, building elevations and any additional information or representations, submitted by the Applicant during the Staff review and public hearing process leading to the approval of this entitlement, whether oral or written, which indicated the proposed structure or manner of operation, are deemed conditions of approval.
25. The approved use and/or construction are subject to, and shall comply with, all applicable City ordinances and laws and regulations of other governmental agencies.
26. California Government Code Section 66020 provides that a project applicant who desires to protest the fees, dedications, reservations, or other exactions imposed on a development project must initiate the protest at the time the development project is approved or conditionally approved or within ninety (90) days after the date that fees, dedications, reservations or exactions are imposed on the Project. Additionally, procedural requirements for protesting these development fees, dedications, reservations and exactions are set forth in Government Code Section 66020. IF YOU FAIL TO INITIATE A PROTEST WITHIN THE 90-DAY PERIOD OR FOLLOW THE PROTEST PROCEDURES DESCRIBED IN GOVERNMENT CODE SECTION 66020, YOU WILL BE BARRED FROM CHALLENGING THE VALIDITY OR REASONABLENESS OF THE FEES, DEDICATIONS, RESERVATIONS, AND EXACTIONS.
27. 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.

### **Public Works – Urban Forestry**

#### **PRIOR TO DEMOLITION, BUILDING OR GRADING PERMIT ISSUANCE**

28. Applicant shall submit a Parking Management Plan for review and approval prior to the issuance of the building permit. The Parking Management Plan shall include an annual monitoring with report to City Staff that summarizes parking occupancy during peak parking demand periods. Any revisions to the Parking Management plan must be proposed by the property owner and approved by City Transportation Division staff.
29. Three trees shall benefit from required Project Arborist protection and monthly activity reporting, Trees #1, 2 and 11. If Designated Avocado Tree #1 dies or is destroyed, a 48" replacement tree shall be installed in the same approximate location with irrigation. Species to be approved by Urban Forestry.

30. Eight publicly owned trees are approved for removal. Six new trees (four Cimmaron Ash; 2 Maidenhair) shall be installed 10' clear of underground lines per plans. Mitigation for net loss of two trees shall be \$1,300 contribution to the Palo Alto Forestry Fund.
31. Sidewalk base for the six new trees shall provide Silva Cell grid structures for 800 cu.ft. per tree, as coordinated with project arborist and reflected on Grading and Improvement Plans (see New Trees below.)
32. 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 certification letter that the plans have incorporated said design changes and are consistent with City Tree Technical Manual 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 trees; 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.
33. PLAN SET REQUIREMENTS. The final Plans submitted for building permit shall include the following information and notes on relevant plan sheets:
    - a. SHEET T-1, BUILDING PERMIT. The building permit plan set will include the City's full-sized, Sheet T-1 ([Tree Protection-it's Part of the Plan!](#)), 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. #1-7 applies)
    - b. The Tree Preservation Report (TPR). All sheets of the Applicant's construction level TPR approved by the City for full implementation by Contractor, (*list the Project Arborist here, enter date here, 20\_\_*) shall be printed on numbered Sheet T-1 (T-2, T-3, etc) and added to the sheet index. Eliminate the conflict between the proposed Storm Drain and Designated Tree #1.

- c. Include a Tree Disposition Sheet. Plans to show protective tree fencing for retained trees and those removed. The Plan Set (esp. site, demolition, grading & drainage, foundation, irrigation, tree disposition, utility sheets, etc.) must number all trees and delineate/show the correct configuration of Type I, Type II or Type III fencing enclosing each Regulated Tree, using a bold dashed line scaling the Tree Protection Zone (Standard Dwg. #605, Sheet T-1; City Tree Technical Manual, Section 6.35-Site Plans); **or by using the Project Arborist’s unique diagram for each Tree Protection Zone enclosure.**
34. SITE PLAN REQUIREMENTS: In addition to showing TPZ fencing, add the following Notes on the specified Plan Sheets.
- a. 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"*.
  - b. 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";*
  - c. 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."*
  - d. 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."*
  - e. 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"*
35. TREE REMOVAL—PROTECTED & RIGHT-OF-WAY TREES. Existing trees (Publicly-owned or Protected) to be removed, as shown accurately located on site plans, require approval by an [Urban Forestry Tree Care Permit](#) prior to issuance of any building, demolition or grading permit. Public tree removals shall also be referenced in a separate Street Work Permit required by 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>

36. 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 required for tree stock, planting conditions and irrigation adequacy. Contact (650-496-5953).*"
- a. 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.
- b. 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.
- c. Add note on the Planting & Irrigation Plan that states, "Irrigation and tree planting in the right-of-way requires a street work permit per CPA Public Works standards."
- d. 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.

36. NEW TREES—SOIL VOLUME. Unless otherwise approved, six new right-of-way trees each new tree shall be provided with 800 cubic feet of rootable soil area, utilizing Standard Dwg. #604/513. [Rootable soil](#) shall mean compaction less than 90% over the area, not including sidewalk base areas except when mitigated. Sidewalk or asphalt base underlayment [in lieu of compacted base rock] shall use an *Alternative Base Material* method such as structural grid ([Silva Cell](#)). Design and manufacturer details shall be added to relevant civil and landscape sheets. Each parking lot tree in small islands and all public trees shall be provided adequate rootable soil volume commensurate to mature tree size. List the volume on plans. Note: this expectation requires coordination with the engineer, arborist and landscape architect.

- a. Minimum soil volume for tree size growth performance (in cubic feet): Large: 1,200 cu.ft. Medium: 800 cu.ft. Small: 400 cu.ft.
- b. Landscape Plan. When qualifying for parking area shade ordinance compliance (PAMC 18.40.130) trees shall be labeled (as S, M or L).

### 37. 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. 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).
  - 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.
- 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. *A turf-free zone around trees 36" diameter (18" radius) required for best tree performance.*

- d. Add note: *“Mandatory Landscape Architect (LA) Inspections and Verification to the City. The LA shall verify the performance measurements are achieved with a letter of verification to City Planning staff, in addition to owner’s representative for 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

38. 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.
39. 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.
40. PLAN CHANGES. Revisions and/or **changes to plans before or during construction** shall be reviewed and responded to by the (a) project site arborist, (*name of certified arborist of record and phone #*), 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.
41. CONDITIONS. All Planning Department conditions of approval for the project shall be printed on the plans submitted for building permit.
42. 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](mailto:pwps@cityofpaloalto.org)) beginning with the initial verification approval, using the template in the Tree Technical Manual, Addendum 11.

43. 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.
44. 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

45. 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).
46. 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.
47. 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.
48. 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

49. 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.

**UTILITIES – WATER, GAS & WASTEWATER**  
**PRIOR TO ISSUANCE OF A DEMOLITION PERMIT**

50. 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.
51. 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.

**FOR BUILDING PERMIT**

52. The applicant shall submit a completed water-gas-wastewater service connection application- load sheet for each unit with separate metering 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).
53. The applicant shall submit improvement plans for utility construction. The plans must show the size and location of all underground utilities and new fire services within the development and the public right of way including meters, backflow preventers, fire service requirements, sewer mains, sewer cleanouts, sewer lift stations and any other required utilities. Plans for new wastewater laterals and mains need to include new wastewater pipe profiles showing existing potentially conflicting utilities especially electric, communication duct banks, and storm lines need to be daylighted by potholing from top to bottom to verify cross section prior to plan approval and starting lateral installation.
54. 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).
55. 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.
56. 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 determine 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.

57. 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 manufacturer'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.
58. 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.
59. 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.
60. 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.

61. Existing wastewater laterals that are not plastic (ABS, PVC, or PE) shall be replaced at the applicant's expense.
62. Existing water services that are not a currently standard material shall be replaced at the applicant's expense.
63. 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.
64. 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.
65. 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 and 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.
66. 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.
67. A new water service line installation for irrigation usage is required. Show the location of the new water service and meter on the plans.
68. 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.
69. A new gas service line installation is required. Show the new gas meter location on the plans. The gas meter location must conform with utilities standard details.
70. A new sewer lateral installation per lot is required. Show the location of the new sewer lateral on the plans.
71. The applicant shall secure a public utilities easement for facilities installed in private property. The applicant's engineer shall obtain, prepare, record with the county of Santa Clara, and provide the utilities engineering section with copies of the public utilities easement across the adjacent parcels as is necessary to serve the development.

72. Where public mains are installed in private streets/PUEs for condominium and town home projects the CC&Rs and final map shall include the statement "Public Utility Easements: If the City's reasonable use of the Public Utility Easements, which are shown as P.U.E on the Map, results in any damage to the Common Area, then it shall be the responsibility of the Association, and not of the City, to Restore the affected portion(s) of the Common Area. This Section may not be amended without the prior written consent of the City".
73. All existing water and wastewater services that will not be reused shall be abandoned at the main per WGW utilities procedures.
74. Utility vaults, transformers, utility cabinets, concrete bases, or other structures cannot be placed over existing water, gas or wastewater mains/services. Maintain 1' horizontal clear separation from the vault/cabinet/concrete base to existing utilities as found in the field. If there is a conflict with existing utilities, Cabinets/vaults/bases shall be relocated from the plan location as needed to meet field conditions. Trees may not be planted within 10 feet of existing water, gas or wastewater mains/services or meters. New water, gas or wastewater services/meters may not be installed within 10' of existing trees. Maintain 10' between new trees and new water, gas and wastewater services/mains/meters.
75. 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.
76. All utility installations shall be in accordance with the City of Palo Alto utility standards for water, gas & wastewater.
77. The applicant shall obtain an encroachment permit from Caltrans for all utility work in the El Camino Real right-of-way. The applicant must provide a copy of the permit to the WGW engineering section.
78. The applicant shall obtain an encroachment permit from Santa Clara county department of transportation for all utility work in the county road right-of-way. The applicant must provide a copy of the permit to the WGW engineering section.
79. The applicant shall obtain a construction permit from Santa Clara county valley water district for the utility service line to be installed by the City of Palo Alto Utilities.

## **FIRE DEPARTMENT**

80. Sprinklers to be designed per NFPA 13. Standpipes shall be in accordance with NFPA 14. Fire sprinklers, standpipes and fire alarm systems required in accordance with NFPA 13, NFPA14, NFPA 24, NFPA 72 and State and local standards. Sprinkler, standpipe, fire alarm and underground fire supply installations require separate submittal to the Fire Prevention Bureau.

81. 2-1/2 in. hose outlets shall be provided in approved locations in the garage.
82. 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.
83. 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.
84. 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.
85. 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.

#### **PUBLIC WORKS – WATERSHED PROTECTION**

86. PAMC 16.09.170, 16.09.040 Discharge of Groundwater. Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated ground water or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the discharge limits contained in Palo Alto Municipal Code (16.09.040(m)) are not exceeded and the approval of the superintendent is obtained prior to discharge. The City shall be compensated for any costs it incurs in authorizing such discharge, at the rate set forth in the Municipal Fee Schedule.
87. PAMC 16.09.055 Unpolluted Water. Unpolluted water shall not be discharged through direct or indirect connection to the sanitary sewer system.
88. **PAMC 16.09.180(b)(9) Covered Parking.** Drain plumbing for parking garage floor drains must be connected to an oil/water separator with a minimum capacity of 100 gallons, and to the sanitary sewer system.
89. PAMC 16.09.180(b)(10) Dumpsters for New and Remodeled Facilities. New buildings and residential developments providing centralized solid waste collection, except for single-family and duplex residences, shall provide a covered area for a dumpster. The area shall be adequately sized for all waste streams and designed with grading or a berm system to prevent water runoff and runoff from the area. – the proposed location in the garage meets this requirement.

90. PAMC 16.09.180(b)(14) Architectural Copper. On and after January 1, 2003, copper metal roofing, copper metal gutters, copper metal down spouts, and copper granule containing asphalt shingles shall not be permitted for use on any residential, commercial or industrial building for which a building permit is required. Copper flashing for use under tiles or slates and small copper ornaments are exempt from this prohibition. Replacement roofing, gutters and downspouts on historic structures are exempt, provided that the roofing material used shall be prepatinated at the factory. For the purposes of this exemption, the definition of "historic" shall be limited to structures designated as Category 1 or Category 2 buildings in the current edition of the Palo Alto Historical and Architectural Resources Report and Inventory.
91. PAMC 16.09.180(b)(5) Condensate from HVAC. Condensate lines shall not be connected or allowed to drain to the storm drain system.
92. PAMC 16.09.180(b)(b) Copper Piping. Copper, copper alloys, lead and lead alloys, including brass, shall not be used in sewer lines, connectors, or seals coming in contact with sewage except for domestic waste sink traps and short lengths of associated connecting pipes where alternate materials are not practical. The plans must specify that copper piping will not be used for wastewater plumbing.
93. PAMC 16.09.220(c)(1) Dental Facilities That Remove or Place Amalgam Fillings. An ISO 11143 certified amalgam separator device shall be installed for each dental vacuum suction system. The installed device must be ISO 11143 certified as capable of removing a minimum of 95 percent of amalgam. The amalgam separator system shall be certified at flow rates comparable to the flow rate of the actual vacuum suction system operation. Neither the separator device nor the related plumbing shall include an automatic flow bypass. For facilities that require an amalgam separator that exceeds the practical capacity of ISO 11143 test methodology, a non-certified separator will be accepted, provided that smaller units from the same manufacturer and of the same technology are ISO-certified.
94. 16.09.180(12) Mercury Switches. Mercury switches shall not be installed in sewer or storm drain sumps.
95. PAMC 16.09.205(a) Cooling Systems, Pools, Spas, Fountains, Boilers and Heat Exchangers. It shall be unlawful to discharge water from cooling systems, pools, spas, fountains boilers and heat exchangers to the storm drain system.
96. PAMC 16.09.165(h) Storm Drain Labeling. Storm drain inlets shall be clearly marked with the words "No dumping - Flows to Bay," or equivalent.

Undesignated Retail Space:

97. PAMC 16.09. Newly constructed or improved buildings with all or a portion of the space with undesignated tenants or future use will need to meet all requirements that would have been applicable during design and construction. If such undesignated retail space

becomes a food service facility the FSE requirements must be met.

## **UTILITIES – ELECTRICAL**

98. The applicant shall comply with all the Electric Utility Engineering Department service requirements noted during plan review.
99. The applicant shall be responsible for identification and location of all utilities, both public and private, within the work area. Prior to any excavation work at the site, the applicant shall contact Underground Service Alert (USA) at 1-800-227-2600, at least 48 hours prior to beginning work.
100. The applicant shall submit a request to disconnect all existing utility services and/or meters including a signed affidavit of vacancy, on the form provided by the Building Inspection Division. Utilities will be disconnected or removed within 10 working days after receipt of request. The demolition permit will be issued after all utility services and/or meters have been disconnected and removed.

### THE FOLLOWING SHALL BE INCORPORATED IN SUBMITTALS FOR ELECTRIC SERVICE

101. A completed Electric Load Sheet and a full set of plans must be included with all applications involving electrical work. The load sheet must be included with the preliminary submittal.
102. Industrial and large commercial customers must allow sufficient lead-time for Electric Utility Engineering and Operations (typically 8-12 weeks after advance engineering fees have been paid) to design and construct the electric service requested.
103. Only one electric service lateral is permitted per parcel. Utilities Rule & Regulation #18.
104. This project requires a padmount transformer. The location of the transformers shall be shown on the site plan and approved by the Utilities Department and the Architectural Review Board. Utilities Rule & Regulations #3 & #16 (see detail comments below).
105. The developer/owner shall provide space for installing padmount equipment (i.e. transformers, switches, and interrupters) and associated substructure as required by the City.
106. The customer shall install all electrical substructures (conduits, boxes and pads) required from the service point to the customer's switchgear. The design and installation shall be according to the City standards and shown on plans. Utilities Rule & Regulations #16 & #18.
107. Location of the electric panel/switchboard shall be shown on the site plan and approved by the Architectural Review Board and Utilities Department.

108. All utility meters, lines, transformers, backflow preventers, and any other required equipment shall be shown on the landscape and irrigation plans and shall show that no conflict will occur between the utilities and landscape materials. In addition, all aboveground equipment shall be screened in a manner that is consistent with the building design and setback requirements.
109. For services larger than 1600 amps, the customer will be required to provide a transition cabinet as the interconnection point between the utility's padmount transformer and the customer's main switchgear. The cabinet design drawings must be submitted to the Electric Utility Engineering Department for review and approval.
110. For underground services, no more than four (4) 750 MCM conductors per phase can be connected to the transformer secondary terminals; otherwise, bus duct must be used for connections to padmount transformers. If customer installs a bus duct directly between the transformer secondary terminals and the main switchgear, the installation of a transition cabinet will not be required.
111. The customer is responsible for sizing the service conductors and other required equipment according to the National Electric Code requirements and the City standards. Utilities Rule & Regulation #18.
112. If the customer's total load exceeds 2500 kVA, service shall be provided at the primary voltage of 12,470 volts and the customer shall provide the high voltage switchgear and transformers.
113. For primary services, the standard service protection is a padmount fault interrupter owned and maintained by the City, installed at the customer's expense. The customer must provide and install the pad and associated substructure required for the fault interrupter.
114. Any additional facilities and services requested by the Applicant that are beyond what the utility deems standard facilities will be subject to Special Facilities charges. The Special Facilities charges include the cost of installing the additional facilities as well as the cost of ownership. Utilities Rule & Regulation #20.
115. Projects that require the extension of high voltage primary distribution lines or reinforcement of offsite electric facilities will be at the customer's expense and must be coordinated with the Electric Utility.

#### DURING CONSTRUCTION

116. Contractors and developers shall obtain permit from the Department of Public Works before digging in the street right-of-way. This includes sidewalks, driveways and planter strips.
117. At least 48 hours prior to starting any excavation, the customer must call Underground Service Alert (USA) at 1-800-227-2600 to have existing underground utilities located and

marked. The areas to be check by USA shall be delineated with white paint. All USA markings shall be removed by the customer or contractor when construction is complete.

118. The customer is responsible for installing all on-site substructures (conduits, boxes and pads) required for the electric service. No more than 270 degrees of bends are allowed in a secondary conduit run. All conduits must be sized according to National Electric Code requirements and no 1/2 – inch size conduits are permitted. All off-site substructure work will be constructed by the City at the customer’s expense. Where mutually agreed upon by the City and the Applicant, all or part of the off-site substructure work may be constructed by the Applicant.
119. All primary electric conduits shall be concrete encased with the top of the encasement at the depth of 30 inches. No more than 180 degrees of bends are allowed in a primary conduit run. Conduit runs over 500 feet in length require additional pull boxes.
120. All new underground conduits and substructures shall be installed per City standards and shall be inspected by the Electrical Underground Inspector before backfilling.
121. The customer is responsible for installing all underground electric service conductors, bus duct, transition cabinets, and other required equipment. The installation shall meet the National Electric Code and the City Standards.
122. Meter and switchboard requirements shall be in accordance with Electric Utility Service Equipment Requirements Committee (EUSERC) drawings accepted by Utility and CPA standards for meter installations.
123. Shop/factory drawings for switchboards (400A and greater) and associated hardware must be submitted for review and approval prior to installing the switchgear to:  
Gopal Jagannath, P.E.  
Supervising Electric Project Engineer  
Utilities Engineering (Electrical)  
1007 Elwell Court  
Palo Alto, CA 94303
124. Catalog cut sheets may not be substituted for factory drawing submittal.
125. All new underground electric services shall be inspected and approved by both the Building Inspection Division and the Electrical Underground Inspector before energizing.

#### AFTER CONSTRUCTION & PRIOR TO FINALIZATION

126. The customer shall provide as-built drawings showing the location of all switchboards, conduits (number and size), conductors (number and size), splice boxes, vaults and switch/transformer pads.

#### PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMIT

127. The applicant shall secure a Public Utilities Easement for facilities installed on private property for City use.
128. All required inspections have been completed and approved by both the Building Inspection Division and the Electrical Underground Inspector.
129. All fees must be paid.
130. All Special Facilities contracts or other agreements need to be signed by the City and applicant.

#### PUBLIC WORKS - ENGINEERING

131. **SUBDIVISION:** The proposed project is merging two legal lots comprised of at least 8 historic lots. Since the lot merger consists of four or more lots, the applicant shall submit an application for a Minor Subdivision to the Department of Planning and Community Environment (PAMC 21.08.050; Government Code 66412(d)). If condominium units are proposed, the applicant can incorporate the lot merger and condominium subdivision into the same submittal. Depending on the number of units proposed, the applicant shall submit a Minor or Major Subdivision application to the Department of Planning & Community Environment for a Preliminary Parcel Map/Parcel Map or Tentative Map/Final Map. Please be advised that no grading or building permits will be issued until the Parcel or Tentative Map is recorded with the County Recorder. A digital copy of the approved map, in AutoCAD format, shall be submitted to Public Works Engineering and shall conform to North American Datum 1983 State Plane Zone 3 for horizontal survey controls and NGVD88 for vertical survey controls.
132. **OFF SITE IMPROVEMENTS:** As part of this project and the associated subdivision, the following improvements are required and must be shown on the plans submitted for a building permit. Note that under the provisions of the Subdivision Map Act, the applicant may be required to enter into a subdivision improvement agreement and provide security for the work shown on the plans.
  - a. **SIDEWALK, CURB & GUTTER:** As part of this project, the applicant must replace existing sidewalks, curbs, gutters or driveway approaches in the public right-of-way along the frontage(s) of the property and a new concrete bus pad shall be provided for the bus stop on the Lytton Avenue frontage. Substitute the existing extended concrete gutter pan on the Lytton frontage with city standard curb and gutter. The site plan and grading and drainage plan submitted with the building permit plan set must show the extent of the replacement work. The plan must note that any work in the right-of-way must be done per Public Works' standards by a licensed contractor who must first obtain a *Street Work Permit* from Public Works at the Development Center.
  - b. **RESURFACING:** The applicant is required to resurface (grind and overlay) the entire width of the street on the Lytton Avenue and Kipling Street frontages adjacent to

the project. Resurfacing within the Kipling/Lytton intersection shall extend to the easterly and southerly corner radius returns on Lytton and Kipling, respectively.

- c. **STREET TREES:** The applicant may be required to replace existing and/or add new street trees in the public right-of-way along the property's frontage(s). Call the Public Works' arborist at 650-496-5953 to arrange a site visit so he can determine what street tree work, if any, will be required for this project. The site plan submitted with the building permit plan set must show the street tree work that the arborist has determined, including the tree species, size, location, staking and irrigation requirements, or include a note that Public Works' arborist has determined no street tree work is required. The plan must note that in order to do street tree work, the applicant must first obtain a Permit for Street Tree Work in the Public Right-of-Way from Public Works' Arborist (650-496-5953)
  - d. **STORM DRAIN:** To accommodate new directional curb ramps at the corner of Lytton and Kipling and simplify drainage adjacent to the site, the existing storm drain and catch basins at either end of the corner radius return shall be removed and replaced with a new catch basin on Kipling, clear of the new curb ramp flare, and connected to the Lytton Avenue storm drain main with a new manhole. Eliminate the high point in the gutter of the corner to allow runoff to flow from Lytton to the relocated catch basin on Kipling. The proposed storm drain lateral connection from the basement shall be intercepted with a catch basin while the drains, pipeline, and connection to the storm drain for the landscaped area adjacent to the single family home shall be removed. Configure the proposed drainage system from the basement to ensure water is not pressurized when entering the lateral connecting with the storm drain main.
133. **SHORING & HISTORIC STRUCTURE:** Due to the proximity of the basement excavation to the existing historic structure, the applicant shall include detailed shoring plans in the building permit planset prepared by a licensed engineer. The shoring plans shall follow all applicable safety regulations, required environmental mitigations, and demonstrate how the building will be protected and suspended during the excavation activities. Shoring for the excavation, including tie backs, 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 Engineering.
134. **BASEMENT DRAINAGE:** 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.

135. DEWATERING: Basement excavations may require dewatering during construction. Public Works only allows groundwater drawdown well dewatering. Open pit groundwater dewatering is disallowed. Dewatering is only allowed from April 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 a piezometer to be installed in the soil boring. The contractor must determine the depth to groundwater immediately prior to excavation by using the piezometer or by drilling an exploratory hole if the deepest excavation will be within 3 feet of the highest anticipated groundwater level. If groundwater is found within 2 feet of the deepest excavation, a drawdown well dewatering system must be used, or alternatively, the contractor can excavate for the basement and hope not to hit groundwater, but if he does, he must immediately stop all work and install a drawdown well system before he continues to excavate. Public Works may require the water to 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 the contaminants Public Works specifies and submit the results to Public Works.

Public Works reviews and approves dewatering plans as part of a *Street 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.

136. GRADING & DRAINAGE PLAN: The plan set must include a grading & drainage plan prepared by a licensed professional that includes existing and proposed spot elevations and drainage flow arrows to demonstrate proper drainage of the site. Adjacent grades must slope away from the buildings at 2%, minimum. Downspouts and splashblocks should be shown on this plan, as well as any site drainage features such as swales. Grading will not be allowed that increases drainage onto, or blocks existing drainage from, neighboring properties. Public Works generally does not allow rainwater to be collected and discharged into the street gutter, but encourages the developer to keep rainwater onsite as much as feasible by directing runoff to landscaped and other pervious areas of the site. See the Grading & Drainage Plan Guidelines: <http://www.cityofpaloalto.org/civicax/filebank/documents/2717>
137. GRADING PERMIT: The grading plan must include a table providing the cubic yardage of dirt being cut and filled outside of the building footprint. If the total is more than 100 cubic yards, a grading permit will be required. An application and plans for a grading permit are submitted to Public Works separately from the building permit plan set. The application and guidelines are available at the Development Center and on our website.

138. STORM WATER POLLUTION PREVENTION: The City's full-sized "Pollution Prevention - It's Part of the Plan" sheet must be included in the plan set. The sheet is available here: <http://www.cityofpaloalto.org/civicax/filebank/documents/2732>
139. STREET TREES: Show all existing street trees in the public right-of-way. Any removal, relocation or planting of street trees; or excavation, trenching or pavement within 10 feet of street trees must be approved by Public Works' arborist (phone: 650-496-5953). This approval shall appear on the plans. Show construction protection of the trees per City requirements.
140. WORK IN THE RIGHT-OF-WAY: The plans must clearly indicate any work that is proposed in the public right-of-way, such as sidewalk replacement, driveway approach, or utility laterals. The plans must include notes that the work must be done per City standards and that the contractor performing this work must first obtain a *Street Work Permit* from Public Works at the Development Center. If a new driveway is in a different location than the existing driveway, then the sidewalk associated with the new driveway must be replaced with a thickened (6" thick instead of the standard 4" thick) section. Additionally, curb cuts and driveway approaches for abandoned driveways must be replaced with new curb, gutter and planter strip.
141. 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.
142. 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, and restaurants, retail gasoline outlets, auto service facilities, and uncovered parking lots that create and/or replace 5,000 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.**

143. 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 \$350 C.3 plan check fee that will be collected upon submittal for a grading or building permit.
144. LOGISTICS PLAN: The contractor must submit a logistics plan to the Public Works Department prior to commencing work that addresses all impacts to the City's right-of-way, including, but not limited to: pedestrian control, traffic control, truck routes, material deliveries, contractor's parking, concrete pours, crane lifts, work hours, noise control, dust control, storm water pollution prevention, contractor's contact, noticing of affected businesses, and schedule of work. The plan will be attached to a street work permit.

### **Public Art**

145. Prior to issuance of any building permit, the project shall demonstrate that approval of the project's art plan was granted by the City's Public Arts Commission.

\*\*\* End of Conditions of Approval \*\*\*



March 16<sup>th</sup>, 2015

City of Palo Alto  
Department of Planning & Community Environment  
250 Hamilton Avenue, 5<sup>th</sup> floor  
Palo Alto, CA 94303

**Re: 437 Lytton Major ARB Review Project Description and reponse to Notice of Incomplete Application**

To Planning Staff and ARB Members:

Attached is Hayes Group Architect's submittal package for 437 Lytton for Major ARB review. The project applicant is Hayes Group Architects on behalf of our client, Ehikian & Company. This package includes twelve sets of half size drawings and three sets of full size drawings (one for the pin-up wall) and an electronic copy.

**1. EXISTING CONDITIONS**

The site will be the combination of two parcels, 411 and 437 Lytton, and is located on the northwest corner of Lytton Ave. and Kipling Street. To the northwest along Kipling are single-family homes. To the southwest along Lytton is a two-story, commercial building with a ground floor café. Across Lytton Ave. is a city parking lot and convenience store. The existing 411 Lytton house is an historic category II bungalow. This site is 2,843 SF. The existing 437 site is 12,188 SF and has a two-story office building.

**2. PROPOSED PROJECT**

At the June 19<sup>th</sup>, 2014 Preliminary ARB hearing we proposed a three-story, mixed-use building that would replace the existing two story office building on the corner of the 437 Lytton site and a minor addition to the rear of the 411 Lytton home, in addition to the restoration of this structure. At the hearing, the board was supportive of the concept but wanted to see:

- 1) the Lytton ground floor to have more relief with plantings and recesses so it was more consistent with other development along Lytton;
- 2) the transition to the historic home studied, as the three-story stair enclosure seemed too abrupt in height.
- 3) the garage ramp with some screening element so that it was not just a big void on the side of the building.

A neighbor, to the rear, on Waverley Street, spoke at the hearing and was concerned about the solar access and privacy in her rear yard. We met with this neighbor and proposed a solution that lowered the building and created a roof garden as an acceptable solution to her concerns. Additionally, the neighbor to the project north had similar concerns about privacy in their yard so we have created a planted garden at the rear as a buffer to the residential neighbors and a linear buffer of plantings along the common property line. Perimeter vegetation for screening and privacy has been proposed in these areas. Windows in the second floor office space facing the rear are carved out of the roof form that is derivative of Gambrel roofs of older homes in the neighborhood. Small residential balconies on the third floor, also carved out of the roof form to reduce scale, will have translucent glass for the railings to address privacy concerns.

The existing building at 437 Lytton comprises 7,426 SF of office space. The total floor area at 437 Lytton will be 19,917 SF, of which 13,552 will be commercial office and 6,395 SF will be residential. The total floor area of 411 Lytton will be 2,342 SF, of which the ground floor will have a 268 SF backyard addition to the 925 SF existing home and the 1,149 SF basement will be upgraded to usable, but not habitable space.

The proposed building is 40'-0" tall to the midpoint of the roof along Lytton and the rear portion has been lowered to 37'-3" with a plate height of about 48" and conforms to the daylight plane set from the neighboring RMD district to the north. Please see detail 4 on sheet A3.2 for daylight plane diagram.

Materials include wood panel siding, glass railings, clear anodized aluminum window framing, laminated glass fins, Solarban glazing, composite metal paneling and metal shingling, standing seam metal roof, and exposed, sand-blasted integrally colored concrete.

The proposed project forms an aesthetic transition from the neighboring residential district to the downtown. The sloped roof and wall system lessens the building mass. The building defines a separation of uses through a change of material and residential setback. Street front facades reinforce the street corner, whereas rear and side facades provide privacy and a gradation of massing.

411 Lytton, a category II historic building will receive a historic upgrade and minor addition proposed for the rear. The 2,500 SF historic bonus as a result of the historic upgrade is not being used for the proposed project.

### **3. PARKING & BICYCLE SPACES**

All required parking for 411 and 437 Lytton will be met in two levels of underground parking with car stackers on the lowest level and in accordance with PAMC 18.52. Please refer to page A2.3 for the parking calculation summary. Fifty-eight spaces are required. Sixty-Five spaces are provided, of which seven will be reserved for future nearby development. Six long-term and two short-term bike parking spaces are provided.

Short-term bicycle parking will be provided in front of the main entry on the sidewalk. Long-term bicycle parking will be provided on level B1 of the underground garage.

### **4. TRASH/RECYCLING**

Two separated, covered trash and recycling facilities are proposed in rooms next to the drive aisle ramp to underground parking.

### **5. GREEN BUILDING STANDARD**

In accordance with the city's Green Building Ordinance, the building will satisfy requirements for Cal Green Tier 2 as well as Green Point Rated for the residential portion.

**6. RESPONSE TO NOTICE OF INCOMPLETE**

Please find the following Corrections, changes, and items in response the Notice of Incomplete dated January 7, 2015:

- A. Project Data
  - a. Square footages have been added to all percentages for
    - i. Landscape open space coverage
    - ii. (N) Commercial FAR
    - iii. (N) Residential FAR
    - iv. Maximum FAR
- B. Site Plan
  - a. Outline of existing 437 office building is now shown dashed on A1.0. See A2.0 for existing 411 Lytton plan
- C. Building Elevations
  - a. Outline of adjacent buildings is shown on A0.2
  - b. Exterior lighting is now shown on A3.1 and A3.2. See A6.1 for plan locations and type.
- D. Landscape plan
  - a. The existing bus stop bench shall be preserved and reused in its current location
  - b. The proposed bike rack within the city ROW will comply with city standards.
- E. Lot merger: Application will be submitted after ARB approval
- F. Parking
  - a. One loading space will replace removed 437 Lytton curb cut. See A1.0
- G. Phase 1 environmental document: Please see attached document for 437 Lytton.
- H. Geotechnical report: Please see attached geotechnical report

We look forward to the ARB hearing so that we can proceed with the development of this project.

Please call me at (650)365-0600 x15 if you have any questions.

Sincerely,



Ken Hayes  
Hayes Group Architects

**ATTACHMENT E**  
**ZONING COMPARISON TABLES**  
411 Lytton Avenue  
14PLN-00489

**Table 1: COMPARISON WITH CHAPTER 18.18 & 18.23 (CDC-P DISTRICT DISTRICT)**

<b>Regulation</b>	<b>Required</b>	<b>Proposed</b>	<b>Conformance</b>
Minimum Site Area	None	0.35 acres 15,031 sf	Project Conforms
Min. Front Setback	None	0 ft.	Project Conforms
Rear Yard Setback	10 ft for residential portion  10 ft for landscaping buffer	10 ft.  Project includes 10 ft landscape buffer	Project Conforms  Project Conforms
Min. Side Setback	None	10 ft.	Project Conforms
Street Side Setback	None	0 ft.	Project Conforms
Max. Total Floor Area Ratio	2.0:1 (30,062 sf) Total  Commercial: 1.0:1 (15,031 sf) Residential: 1.0:1 (15,031 sf)	1.48:1 (22,180 sf)  0.90:1 (13,522 sf)  0.58:1 (8,658 sf)	Project conforms  Project Conforms  Project Conforms
Max. Building Height	40 feet	40 feet	Project Conforms
Daylight Plane	15' at property line, slope 1:1 abutting RMD district—no daylight plane within same zoning district	15' at property line, slope 1:1 abutting RMD district	Project Conforms

**Table 2: CONFORMANCE WITH CHAPTERS 18.52 (Off-Street Parking and Loading) & 18.54 PARKING FACILITY DESIGN STANDARDS**

Use/Standard	Required	Proposed	Conformance
Residential	Multi-family: 1.5 per 1 bedroom unit = 1.5 spaces  2 per 2/3 bedroom unit = 2 units x 2 = 4 spaces	One uncovered and 5 covered:  6 total spaces	Project Conforms
Office	1 per 250 square feet = $13,522/250 = 54$ spaces	60 spaces	Project Conforms
Loading spaces	Office uses between 10,000 and 99,000 square feet = 1 space	One space along Lytton replacing a curb cut	Project Conforms
Bicycle	Multi-family: 1 long-term space per unit = 3 long- term spaces  Office: 1 space per 2,500 sf. (60% long-term/40% short-term) = 3 long-term and 2 short term	Seven long- term and two short-term	Project Conforms

## Attachment F

### Performance Criteria 18.23 411-437 Lytton Avenue 14PLN-00489

These performance criteria are intended to provide additional standards to be used in the design and evaluation of developments in the multi-family, commercial, and industrial zones. The purpose is to balance the needs of the uses within these zones with the need to minimize impacts to surrounding neighborhoods and businesses. 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 for the site residents and users, and for abutting neighbors and businesses.

#### 18.23.020 Trash Disposal and Recycling

Assure that development provides adequate and accessible interior areas or exterior enclosures for the storage of trash and recyclable materials in appropriate containers, and that trash disposal and recycling areas are located as far from abutting residences as is reasonably possible.

#### Project Consistency

The project includes separate commercial and residential trash enclosure facilities at the rear of the building. The facilities are fully enclosed and not in clear sight of any public right-of-way or neighbors.

#### 18.23.030 Lighting

To minimize the visual impacts of lighting on abutting or nearby residential sites and from adjacent roadways.

The proposed exterior lighting is sufficient to provide safe circulation and is directed downward to reduce glare and impacts to the project's residents. As conditioned, the project shall include motion-sensor lighting in the western elevation stairwell to prevent unnecessary light spill.

#### 18.23.040 Late Night Uses and Activities

The purpose is to restrict retail or service commercial businesses abutting (either directly or across the street) or within 50 feet of residentially zoned properties or properties with existing residential uses located within nonresidential zones, with operations or activities between the hours of 10:00 p.m. and 6:00 a.m. Operations subject to this code may include, but are not limited to, deliveries, parking lot and sidewalk cleaning, and/or clean up or set up operations, but does not include garbage pick up.

Current project proposal does not include late night uses or activities. Future commercial tenants that would like this will need to file for a Conditional Use Permit, as required per the Zoning Code.

#### 18.23.050 Visual, Screening and Landscaping

Privacy of abutting residential properties or properties with existing residential uses located within nonresidential zones (residential properties) should be protected by screening from public view all mechanical equipment and service areas. Landscaping should be used to integrate a project design into the surrounding neighborhood, and to provide privacy screening between properties where appropriate.

The project is adjacent to residential uses and provides landscape screening at the ground (the rear yard of 411 Lytton, the patio and along the ramp of 437 Lytton) and upper levels (terrace of 437 Lytton), including creeping vegetation on a trellis over the ramp to the basement at the rear of the property.

<p><b>18.23.060 Noise and Vibration</b></p> <p>The requirements and guidelines regarding noise and vibration impacts are intended to protect residentially zoned properties or properties with existing residential uses located within nonresidential zones (residential properties) from excessive and unnecessary noises and/or vibrations from any sources in abutting industrial or commercially zoned properties. Design of new projects should reduce noise from parking, loading, and refuse storage areas and from heating, ventilation, air conditioning apparatus, and other machinery on nearby residential properties. New equipment, whether mounted on the exterior of the building or located interior to a building, which requires only a building permit, shall also be subject to these requirements.</p>	<p><b>Project Consistency</b></p> <p>The parking for the project is located below ground. The project shall comply with PAMC 9.12.</p>
<p><b>18.23.070 Parking</b></p> <p>The visual impact of parking shall be minimized on adjacent residentially zoned properties or properties with existing residential uses located within nonresidential zones.</p>	<p>The project's parking is located below grade.</p>
<p><b>18.23.080 Vehicular, Pedestrian and Bicycle Site Access</b></p> <p>The guidelines regarding site access impacts are intended to minimize conflicts between residential vehicular, pedestrian, and bicycle uses and more intensive traffic associated with commercial and industrial districts, and to facilitate pedestrian and bicycle connections through and adjacent to the project site.</p>	<p>The site circulation facilitates easy access for all modes of transportation. The project includes short-term and long-term bike parking. The project eliminates a curb cut along Lytton Avenue, which would make a safer sidewalk experience.</p>
<p><b>18.23.090 Air Quality</b></p> <p>The requirements for air quality are intended to buffer residential uses from potential sources of odor and/or toxic air contaminants.</p>	<p>No proposed uses on the project site would produce odor or toxic air. Future uses are required to comply with these performance standards.</p>
<p><b>18.23.100 Hazardous Materials</b></p> <p>In accordance with Titles 15 and 17 of the Palo Alto Municipal Code, minimize the potential hazards of any use on a development site that will entail the storage, use or handling of hazardous materials (including hazardous wastes) on-site in excess of the exempt quantities prescribed in Health and Safety Code Division 20, Chapter 6.95, and Title 15 of this code.</p>	<p>This is not applicable to the proposed uses associated with the project.</p>

# **411-437 Lytton Avenue**

## **Initial Study**



CITY OF  
**PALO  
ALTO**

**Planning Project #14PLN-00489**

**February 2016**

# City of Palo Alto

Department of Planning and Community Environment  
250 Hamilton Avenue, 5<sup>th</sup> Floor  
Palo Alto, CA 94301  
(650) 329-2441 FAX (650) 329-2154  
www.cityofpaloalto.org



## Notice of Intent to Adopt a Mitigated Negative Declaration

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et sec.) that the following project will not have a significant effect on the environment.

File Number	TAZ	APN(s)	Date
14PLN-00489		120-14-075 & 120-14-076	2-22-2016
Project Name		Project Type	
411-437 Lytton Avenue		New Mixed-Use Development	
Owner		Applicant	
Ehikian & Company		Ken Hayes, Principal Architect	
Project Location			
411 and 437 Lytton Avenue at the intersection of Kipling Street			
Project Description			

The project proposes a merger of the lots at 411 and 437 Lytton Avenue. The applicant proposes to demolish the existing 7,426 square foot, two-story office building at 437 Lytton Avenue, and make improvements to the merged site with the construction of a new building at 437 Lytton Avenue. The project would also rehabilitate and construct an addition to the historic structure at 411 Lytton Avenue, while maintaining that structure as a residential use.

The 0.35-acre project site consists of two parcels (APN 120-14-076 and APN 120-14-075), located at 411 and 437 Lytton Avenue in Downtown Palo Alto. The site is bordered by commercial and single-family residential uses and a City parking lot and commercial uses (convenience store) across Lytton Avenue to the southeast.

For the 437 Lytton Avenue portion of the site, the project proposes to construct a 19,917 square foot mixed-use building (13,522 square feet of office uses and two residential units occupying 4,852 square feet on the upper floor, and 1,464 square feet of residential circulation, storage, and utilities space throughout the building). The building would be three stories in height (up to 40 feet of maximum height), with a two-level underground parking garage. The project would require excavation of the basement garage to an approximately depth of up to 27 feet below ground surface, with car stacker pits extending to approximately 34 feet below ground surface.

The project also includes modifications to a one-story single-family house at 411 Lytton Avenue, which has been identified as a Category 2 property in the City of Palo Alto's History Inventory. This residence was constructed in 1901, and would be remodeled following the Secretary of the Interior's Standards for Rehabilitation. A basement storage area containing approximately 1,149 square feet and a 268 square foot addition to the rear of the residence would be constructed, for a total of 2,342 square feet of residential space at that address. The building would be left in place during construction (including the basement work), using a shoring-in-place technique.

Following implementation of the project, the total developed space on the overall site would be 22,180 square feet (13,522 square feet of office, and 8,658 square feet of residential uses), for a proposed increase in office and residential space on the site of 6,096 and 7,733 square feet, respectively. The number of residential units on the site would increase by two.

The project site is currently designated *Community Commercial (CC)* in the City’s Comprehensive Plan and is located within the *Downtown Commercial – Community with a Pedestrian Combining District (CD-C(P))* zoning district. The project does not propose a Comprehensive Plan amendment or rezoning. The existing driveway on the south side of the 411 Lytton Avenue residential property would be removed and replaced. The existing site driveway on Lytton Avenue serving the existing office building would be removed.

Parking for the 437 Lytton Avenue office property would be provided in two subterranean parking levels accessible via a two-way driveway on Kipling Street. The garage would provide 65 parking spaces, including five (5) “surplus” spaces to be reserved for future nearby development. The project would provide seven long-term and one short-term bicycle parking spaces. The project is within one-half mile of a transit stop.

<b>Purpose of Notice</b>		
Notice is hereby given that a Draft Mitigated Negative Declaration has been prepared by the Palo Alto Department of Planning and Community Environment for the project listed above. In accordance with CEQA, this document will be available for review and comment during a minimum 20-day inspection period.		
<b>Public Review Period:</b>	<b>Begins: February 26, 2016</b>	<b>Ends: March 17, 2016</b>
Public Comments regarding the correctness, completeness, or adequacy of this negative declaration are invited and must be received in writing on or before March 17, 2016. Such comments should be based on specific environmental concerns. Written comments should be addressed to the project planner Sheldon S. Ah Sing, Contract Planner, 250 Hamilton Avenue 5 <sup>th</sup> floor, Palo Alto, CA 94301. A file containing additional information on this project may be reviewed at the Planning Office under the file number appearing at the top of this form. For additional information regarding this project and the Mitigated Negative Declaration, please contact the project planner at (650) 938-1111 or sheldon@mplanninggroup.com This project is tentatively scheduled for a public hearing before the Architectural Review Board on Thursday, March 17, 2016 at 8:30 a.m. in the Palo Alto City Council Chambers on the first floor of the Civic Center, located at 250 Hamilton Avenue, Palo Alto, California. Review of the Tentative Map by Planning and Transportation Commission has not yet been scheduled.		
<b>The Mitigated Negative Declaration and Initial Study may be viewed at the following locations:</b>		
(1) City Hall, 250 Hamilton Avenue 5 <sup>th</sup> floor, Palo Alto, CA 94301		
(2) The Development Center, 285 Hamilton Avenue, Palo Alto, CA 94301		
<b>Responsible Agencies sent a copy of this document:</b>		
None.		
<b>Mitigation Measures included in the project to reduce potentially significant impacts to a less than significant level:</b>		

**1. BIOLOGICAL RESOURCES.**

**Impact BIO-1: Construction of the proposed project could result in disturbance to active migratory bird nests.**

**Mitigation Measure BIO-1.1:** In compliance with the MBTA and the California Fish and Game Code, the project shall implement the following measures:

- Pre-construction surveys shall be completed by a qualified ornithologist to identify active nests that may be disturbed during project implementation. All potential nesting areas (trees, tall shrubs) shall be surveyed no more than 30 days prior to tree removal or pruning, if the activity will occur within the breeding season (February 1 – August 31). If more than 30 days pass between the completion of the preconstruction survey and the initiation of construction activities, the preconstruction survey shall be completed again and repeated at 30 day intervals until construction activities are initiated.
- If an active nest is observed, tree removal and pruning shall be postponed until all the young have fledged. An exclusion zone shall be established around the nest site, in consultation with the California Department of Fish and Game (CDFG). Exclusion zones for active passerine (songbirds) nests shall have a 50-foot radius centered on the nest tree or shrub.
- Active nests shall be monitored weekly until the young fledge. No construction activities, parking, staging, material storage, or other disturbance shall be allowed within the exclusion zones until the young have fledged from the nest.

## **2. CULTURAL RESOURCES.**

**Impact CR-1: Based on the property’s historic status, damage caused during the temporary relocation and completion of modifications could result in a significant impact to historic resources.**

**Mitigation Measure CR-1.1:** The applicant will identify a qualified historic architect to oversee project activities related to the historic house. The selection of the historic architect will be approved by the City prior to the commencement of project activities. The consulting historic architect will monitor implementation of required protection measures and will provide reports and findings to the City as required.

**Mitigation Measure CR-1.2:** The historic architect shall establish a training program for construction workers involved in the project that communicates the importance of protecting historic resources. This program shall include information on recognizing historic fabric and materials, and directions on how to exercise care when working around and operating equipment near the historic structure, including storage of materials away from historic buildings. It shall also include information on means to reduce vibrations from demolition and construction, and monitoring and reporting any potential problems that could affect the historic resources in the area. The project sponsor shall be responsible for implementation of the training program, which shall be reviewed and approved by City staff.

**Mitigation Measure CR-1.3:** Monitoring will be conducted by the qualified historic architect and the project’s structural engineer for any relocation or rehabilitation activities where there is a potential for substantial damage to the historic house. The duration and intensity of the monitoring program will be determined by the project’s historic architect and will range from full-time monitoring to “as needed” inspections throughout construction or demolition operations. Monitoring reports shall be submitted to the City’s assigned staff on a periodic basis to be determined by City staff.

If, in the opinion of the project’s structural engineer and historic architect, substantial adverse impacts to historic resources related to relocation or rehabilitation activities are found during construction, the monitoring team shall so inform the project sponsor, or sponsor’s designated representative responsible for construction activities, as well as City staff within 24 hours. The project sponsor and the City shall consider the structural engineer and historical architect’s findings and recommendations and mutually agree on corrective measures, which shall be carried out by the project sponsor.

**Mitigation Measure CR-1.4: Protection and Relocation, Phase I Construction Phasing:**

The protection of the historic house and the temporary relocation procedures are intertwined such that the sequencing is a constituent element of the protection. Physical distance and an offset in the timing of demolition of the office building is the best protection for the historic house from damage associated with flying debris or from demolition equipment. Implementing one of the following relocation options is proposed for the “Phase I” relocation and rehabilitation of the 411 Lytton Avenue residence.

1. Relocation Phasing Option 1: Retain the house on its existing 411 Lytton Avenue site and demolish the existing two-story office building at 437 Lytton Avenue. The distance between the two structures creates a natural buffer for protection of the house. As demolition often causes flying debris, the windows on the north elevation shall be clad with minimum ½” plywood for physical protection. Following demolition of the office building, the house would be temporarily moved to the 437 Lytton Avenue site, the basement and foundation installed for the residence, and the house moved back to the 411 Avenue Lytton site.

2. Relocation Phasing Option 2: If the procedure identified in Relocation Option 1 is not feasible, prior to demolition of the two story commercial building at 437 Lytton Avenue, relocate the house to its receiver site. Excavate the new basement for the house, and construct foundation walls. Move the house back to its original footprint and bolt it to the new foundation but refrain from constructing the addition and any rehabilitation activities. Protect the north facing windows as described above. Demolish the two-story office building at 437 Lytton Avenue after the house is relocated back to the 411 Lytton Avenue site.

**Mitigation Measure CR-1.5: Protection and Relocation, Phase II Construction:** In either case described in MM CR-1.4, at the start of construction for the new three-story mixed-use building, potentially harmful construction activities will be taking place directly adjacent to the historic house. The following recommendations for Phase II construction will protect historic resources during this phase.

1. Mount physical protection to the roof, and windows to protect the house from flying debris from above.
2. Apply all shoring and anti-vibration suggestions from a qualified engineer.
3. Do not construct the addition or attempt to do any rehabilitation work until the new three-story structure is closed in as a final protection measure.

**Mitigation Measure CR-1.6: Protection and Relocation, General Relocation**

**Procedures:** The following general relocations recommendations will further protect historic resources during the temporary relocation process.

1. At a minimum, before starting, the house will be completely photo-documented by the moving contractor, under supervision of the consulting historic architect.
2. The site will be secured with fencing, and window and door openings will be covered with plywood to prevent intruders.
3. The site will be cleared of all shrubs and plant materials that would impede the relocation activity.
4. The house will be assessed for weak points that could fail during the move. Those areas will be braced, shored, or supported with an internal secondary stud wall depending on the structural condition requiring remediation. All temporary work of this kind will be reversible, additive, and will not destroy the historic fabric of the building.
5. The house will be moved in the largest sections possible and allowed by clearances on the route. The street facing porch may have to be parted from the main body of the house and moved separately or reconstructed.

6. Any house elements that are removed as part of the relocation will be given a unique identifying number, catalogued, stored in secure containers, preferably on site.
7. The house will be moved during an off hour period to minimize impacts to the street and surrounding neighbors.
8. The house, on its temporary site will be supported by temporary wooden cribbing. It will be elevated well above the ground to allow the moving contractor access for steel carrying beams and floor reinforcing if necessary. When the new foundations and basement are complete, the house will be relocated to its original site.

**Mitigation Measure CR-1.7: Protection and Relocation, Relocation Procedures for Specific Elements:** The following measures will further protect historic resources during the temporary relocation process.

1. Porch: If necessary, the porch will be dismantled in the largest pieces possible.
2. Windows: The windows are in good condition and can be moved in place. If it is determined that the motion associated with the relocation activity will cause damage, the window sash will be labeled, catalogued, removed and stored in secure containers for relocation to the new site.
3. Doors: Doors will be labeled, catalogued, removed and stored in secure containers for relocation to the new site.
4. Brick Chimney: The feasibility of moving the chimney with the house should be determined. If required, the house moving contractor will dismantle the chimney, and will clean and palletize the bricks. The interior mantle will be salvaged, and moved with the bricks. Based on experience, approximately 75 percent of the bricks might be salvaged. The architect, in conjunction with the house mover will determine the feasibility of reconstructing the chimney: however, at a minimum the geometry and historic character of the living room fire place should be retained because of the high integrity of the building.
5. Historic Elements: Further specifications for the protection of wood and other elements are included in the *Protection and Relocation Study* prepared by C.G. Duncan (Appendix B1).

**Mitigation Measure CR-1.8: Protection and Relocation, Rehabilitation Measures:** The following measures will further protect historic resources during the rehabilitation process.

1. All work, will adhere to the Secretary of the Interior's Standards for the Treatment of Historic Properties, using the Rehabilitation Guidelines.
2. Retain the historic room configurations with the exception of the necessary changes for the rear addition.
3. Retain all historic flat plaster over lath, if possible.
4. If original wood floor material is found beneath new coverings inspect it for soundness, recoverability, and retain as much as possible. Replace deteriorated wood flooring with in-kind material.
5. Retain all interior window and door trim, baseboards, and moldings.
6. Retain all historic door and window hardware.
7. If reconstruction of the front, street facing porch is necessary incorporate the salvaged historic columns, trim curved elements as much as possible. Where there is insufficient salvaged historic material, replace it with new in-kind material.
8. The foundation shall be constructed such that the house will retain its historic relationship to the surrounding finished grade.
9. If feasible, utilities shall enter the house from underground and be hidden.
10. As part of the bid qualifications, the contractor responsible for the rehabilitation work shall be versed in the Secretary of the Interior's Standards for the Treatment of Historic Properties, and be able to demonstrate previous experience in the rehabilitation of historic buildings.

**Impact CR-2: Although existing and past development has altered the project site, there is always the potential to discover unknown cultural resources during site excavation. In the event any archaeological or human remains are discovered on the site, impacts would be potentially significant.**

**Mitigation Measure CR-2.1:** In the event any significant cultural materials are encountered during construction grading or excavation, all construction within a radius of 50-feet of the find would be halted, the Director of Planning and Community Environment shall be notified, and the archaeologist shall examine the find and make appropriate recommendations regarding the significance of the find and the appropriate mitigation. Recommendations could include collection, recordation and analysis of any significant cultural materials. A report of findings documenting any data recovered during monitoring shall be submitted to the Director of Planning and Community Environment.

**Mitigation Measure CR-2.2:** In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of section 7050.5 of the Health and Safety Code and the County Coordinator of Indian Affairs. No further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs in accordance with the provisions of state law and the Health and Safety Code. The Director of Planning and Community Environment shall also be notified immediately if human skeletal remains are found on the site during development.

### **3. NOISE.**

**Impact NOISE-1: The proposed project could affect a number of older buildings near the project from the temporary vibration impacts from the excavation and construction of the basement parking garage at 437 Lytton Avenue.**

**Mitigation Measure NOISE-1.1:** A Construction Vibration Monitoring Plan shall be implemented to document conditions prior to, during, and after vibration generating construction activities. All Plan tasks shall be undertaken under the direction of a licensed Professional Structural Engineer in the State of California and be in accordance with industry accepted standard methods. The Construction Vibration Monitoring Plan shall include the following tasks:

- Identification of the sensitivity of nearby structures to groundborne vibration. Vibration limits shall be applied to all vibration sensitive structures located within 50 feet of the project
- Performance of a photo survey, elevation survey, and crack monitoring survey for each structure within 50 feet of construction activities identified as sources of high vibration levels. Surveys shall be performed prior to any construction activity, in regular intervals during construction and after project completion and shall include internal and external crack monitoring in structures, settlement, and distress and shall document the condition of foundations, walls, and other structural elements in the interior and exterior of said structures.
- Development of a vibration monitoring and construction contingency plan to identify structures where monitoring would be conducted, set up a vibration monitoring schedule, define structure-specific vibration limits, and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions. Construction contingencies would be identified for when vibration levels approach the limits.
- At minimum, vibration monitoring shall be conducted during pavement removal, building demolition, and drilling activities. Monitoring results may indicate the need for more or less intensive measurements.
- If vibration levels approach limits, suspend construction and implement contingencies to either lower vibration levels or secure the affected structures.

- Designate a person responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site.
- Conduct post-survey on structures where either monitoring has indicated high levels or complaints of damage has been made. Make appropriate repairs or compensation where damage has occurred as a result of construction activities.

**Mitigation Measure NOISE-1.2:** The results of all vibration monitoring shall be summarized and submitted in a report to the Development Services Department and Planning and Community Environment shortly after substantial completion of each phase identified in the project schedule of the Construction Vibration Monitoring Plan. The report shall include a description of measurement methods, equipment used, calibration certificates, and graphics as required to clearly identify vibration-monitoring locations. An explanation of all events that exceeded vibration limits shall be included together with proper documentation supporting any such claims.

**Prepared by:**

*Sheldon S Ah Sing*

Sheldon S. Ah Sing, Contract Planner

22 Feb 2016

Date

# TABLE OF CONTENTS

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	Page
SECTION 1.0 INTRODUCTION AND PURPOSE .....	1
SECTION 2.0 PROJECT INFORMATION.....	2
2.1 PROJECT TITLE .....	2
2.2 PROJECT LOCATION.....	2
2.3 LEAD AGENCY CONTACT .....	2
2.4 PROJECT PROPONENT.....	2
2.5 APPLICATION NUMBER.....	2
2.6 EXISTING COMPREHENSIVE PLAN AND ZONING DISTRICT .....	2
2.7 EXISTING SITE CONDITIONS.....	3
SECTION 3.0 PROJECT DESCRIPTION.....	7
3.1 SITE DEVELOPMENT .....	7
3.2 USES OF THE INITIAL STUDY .....	8
SECTION 4.0 ENVIRONMENTAL CHECKLIST AND DISCUSSION OF IMPACTS .....	11
4.1 AESTHETICS .....	11
4.2 AGRICULTURAL AND FORESTRY RESOURCES.....	17
4.3 AIR QUALITY .....	19
4.4 BIOLOGICAL RESOURCES.....	25
4.5 CULTURAL RESOURCES.....	35
4.6 GEOLOGY .....	51
4.7 GREENHOUSE GAS EMISSIONS .....	55
4.8 HAZARDS AND HAZARDOUS MATERIALS .....	60
4.9 HYDROLOGY AND WATER QUALITY .....	65
4.10 LAND USE .....	70
4.11 MINERAL RESOURCES.....	74
4.12 NOISE .....	75
4.13 POPULATION AND HOUSING .....	81
4.14 PUBLIC SERVICES .....	83
4.15 RECREATION.....	85
4.16 TRANSPORTATION/TRAFFIC.....	86
4.17 UTILITIES AND SERVICE SYSTEMS.....	93
4.18 MANDATORY FINDINGS OF SIGNIFICANCE.....	97
SECTION 5.0 REFERENCES .....	100
SECTION 6.0 LEAD AGENCY AND CONSULTANTS.....	103

# TABLE OF CONTENTS

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	<b>Page</b>
<b>Figures</b>	
Figure 1: Regional Map.....	3
Figure 2: Vicinity Map.....	4
Figure 3: Aerial Photograph and Proposed Project Site.....	5
Figure 4: Conceptual Site Plan.....	9
Figure 5: Conceptual Elevations.....	10
Figure 6: Proposed Tree Disposition Plan.....	29
Figure 7: Area Evaluated for Potential Effects to Historic Resources.....	47

## **Photographs**

Photos 1 & 2: 411 Lytton Avenue:.....	12
Photos 3 & 4: 437 Lytton Avenue.....	13

## **Tables**

Table 3.1-1: Summary of Project Development.....	8
Table 4.4-1: Tree Count and Composition.....	30
Table 4.16.1: Project Trip Generation Rates and Estimates.....	89

## **Appendices**

Appendix A: Arborist Report, <i>Arbor Resources</i>	
Appendix B: Historic Architecture Reports	
Appendix C: Geotechnical Investigation, <i>Romig Engineers, Inc.</i>	
Appendix D: Hazardous Materials Reports	
Appendix E: Transportation Memorandum, <i>Hexagon Transportation Consultants</i>	

## **SECTION 1.0 INTRODUCTION AND PURPOSE**

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This Initial Study (IS) of environmental impacts is being prepared to conform to the requirements of the California Environmental Quality Act (CEQA), the CEQA Guidelines (California Code of Regulations 15000 et. seq.), and the regulations and policies of the City of Palo Alto. This Initial Study evaluates the potential environmental impacts which might reasonably be anticipated to result from implementation of the proposed 411-437 Lytton Avenue Project.

Mitigation measures are identified for all significant project impacts. Mitigation Measures are measures that will minimize, avoid, or eliminate a significant impact (CEQA Guideline 15370). Measures that will be required by the City of Palo Alto as project Conditions of Approval are also listed, as appropriate.

The City of Palo Alto is the Lead Agency under CEQA and has prepared this Initial Study to address the environmental impacts of implementing the proposed project.

## **SECTION 2.0 PROJECT INFORMATION**

---

### **2.1 PROJECT TITLE**

411-437 Lytton Avenue Project

### **2.2 PROJECT LOCATION**

The 0.35-acre project site consists of two parcels (APN 120-14-076 and APN 120-14-075), located at 411 and 437 Lytton Avenue in Downtown Palo Alto.

The site is bordered by commercial and single-family residential uses and a City parking lot and commercial uses (convenience store) across Lytton Avenue to the southeast. Regional and vicinity maps of the site are shown on Figures 1 and 2, and an aerial photograph of the project site and surrounding area is shown on Figure 3.

### **2.3 LEAD AGENCY CONTACT**

Sheldon S. Ah Sing, AICP  
Planning and Community Environment Department  
City of Palo Alto  
250 Hamilton Avenue  
Palo Alto, CA 94301  
(650) 329-2442

### **2.4 PROJECT PROPONENT**

Property Owner:  
Ehikian & Company  
3105 Woodside Road  
Woodside, CA 94062  
(650) 529-9383

Project Applicant:  
Ken Hayes, Principal Architect  
Hayes Group Architects, Inc.  
2657 Spring Street, Redwood City, CA 94063  
[www.thehayesgroup.com](http://www.thehayesgroup.com)  
(650) 365-0600

### **2.5 APPLICATION NUMBER**

14PLN-00489

### **2.6 EXISTING COMPREHENSIVE PLAN AND ZONING DISTRICT**

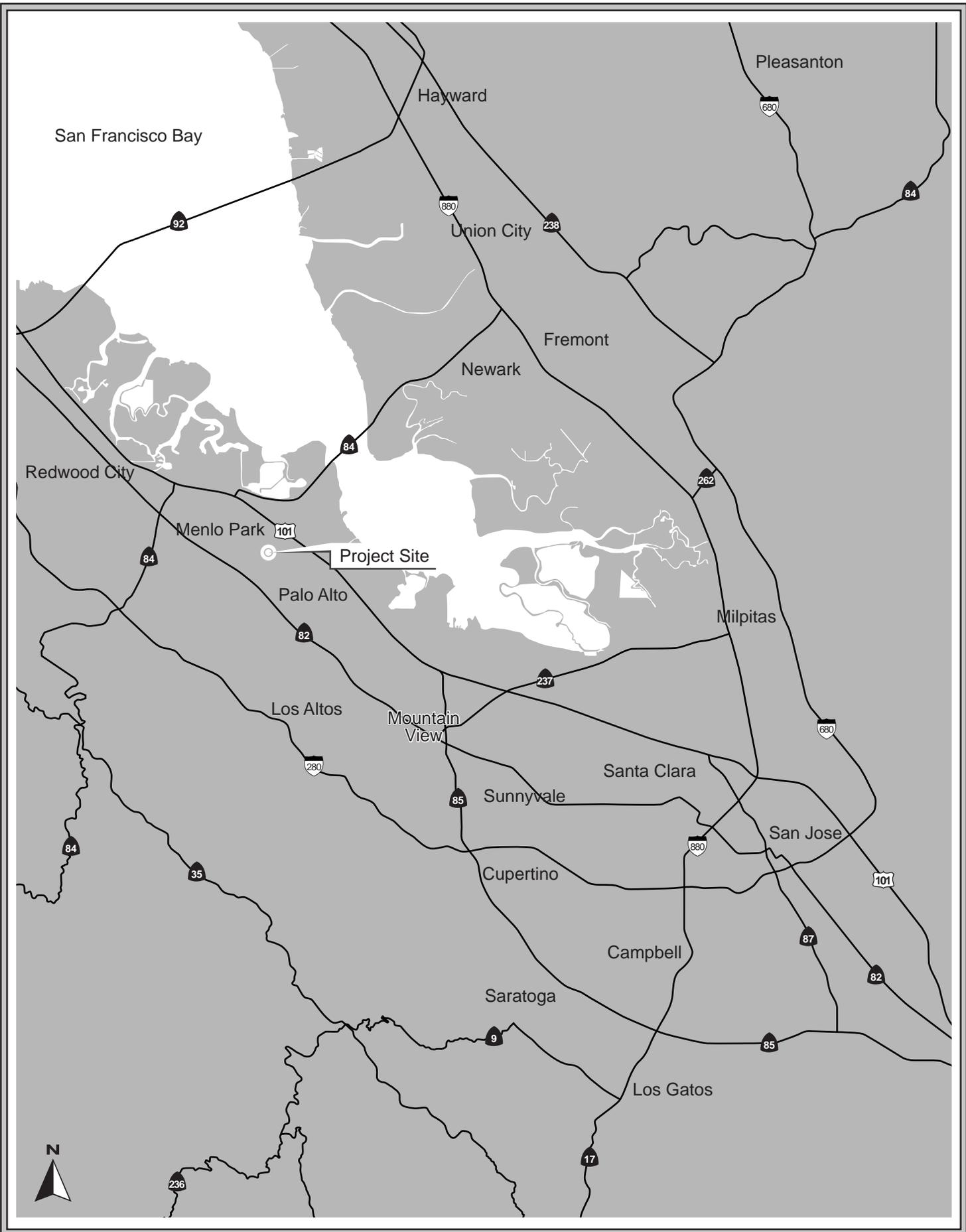
Comprehensive Plan: *Community Commercial (CC)*

Zoning District: *Downtown Commercial – Community  
with a Pedestrian Combining District (CD-C(P))*

## **2.7 EXISTING SITE CONDITIONS**

The project site includes two parcels, which include a one-story, single-family residence and a two-story office building. The 437 Lytton Avenue address includes the office building, containing 7,426 square feet of space, which is currently occupied and is accessed from Lytton Avenue and Kipling Street.

The 411 Lytton Avenue address includes the 925 square foot single-family residence, which was constructed in 1901 and is designated as a Category 2 property in the City of Palo Alto's Historic Inventory. This property is accessed from Lytton Avenue.



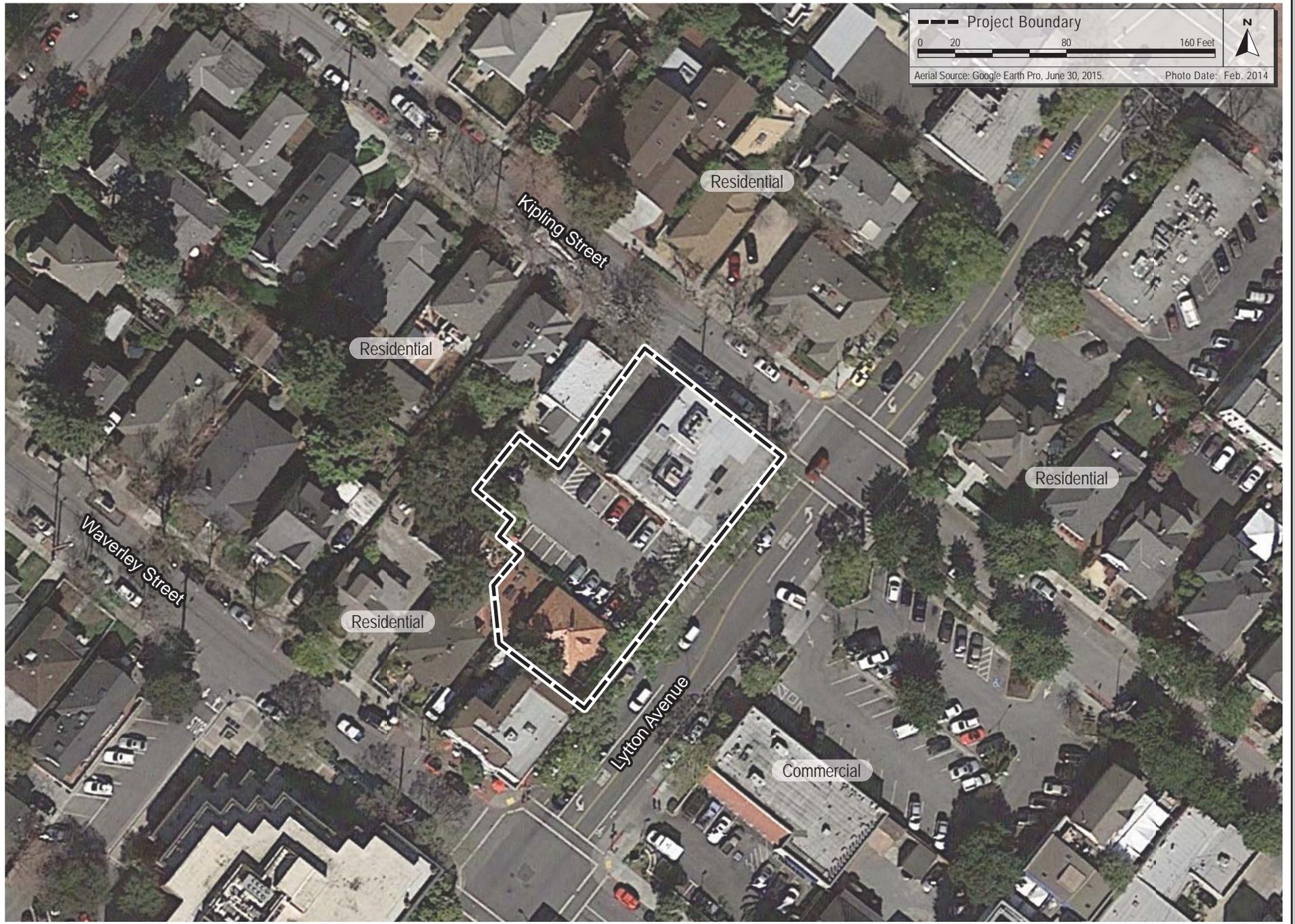
REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH AND PROPOSED PROJECT SITE

FIGURE 3

## **SECTION 3.0 PROJECT DESCRIPTION**

---

### **3.1 SITE DEVELOPMENT**

#### **3.1.1 Project Description**

##### **3.1.1.1 *Summary***

The project proposes a merger of the lots at 411 and 437 Lytton Avenue. The applicant proposes to demolish the existing 7,426 square foot, two-story office building at 437 Lytton Avenue, and make improvements to the merged site with the construction of a new building at 437 Lytton Avenue. The project would also rehabilitate and construct an addition to the historic structure at 411 Lytton Avenue, while maintaining that structure as a residential use.

##### **3.1.1.2 *437 Lytton Avenue***

For the 437 Lytton Avenue portion of the site, the project proposes to construct a 19,917 square foot mixed-use building (13,522 square feet of office uses and two residential units occupying 4,852 square feet on the upper floor, and 1,464 square feet of residential circulation, storage, and utilities space throughout the building). The building would be three stories in height (up to 40 feet of maximum height), with a two-level underground parking garage (refer to Figures 4 and 5).

The project would require excavation of the basement garage to an approximately depth of up to 27 feet below ground surface, with car stacker pits extending to approximately 34 feet below ground surface.

##### **3.1.1.3 *411 Lytton Avenue***

The project also includes modifications to a one-story single-family house at 411 Lytton Avenue, which has been identified as a Category 2 property in the City of Palo Alto's History Inventory. This residence was constructed in 1901, and would be remodeled following the Secretary of the Interior's Standards for Rehabilitation. A basement storage area containing approximately 1,149 square feet and a 268 square foot addition to the rear of the residence would be constructed, for a total of 2,342 square feet of residential space at that address. The building would be left in place during construction (including the basement work), using a shoring-in-place technique.

##### **3.1.1.4 *Post-Construction***

Following implementation of the project, the total developed space on the overall site would be 22,180 square feet (13,522 square feet of office, and 8,658 square feet of residential uses), for a proposed increase in office and residential space on the site of 6,096 and 7,733 square feet, respectively. The number of residential units on the site would increase by two.

Table 3.1-1 summarizes the existing and proposed building sizes on the project site.

<b>Table 3.1-1 Summary of Project Development</b>				
		<b>Existing</b>	<b>Proposed</b>	<b>Increase</b>
411 Lytton Avenue	Residential Uses	925	2,342	1,417
437 Lytton Avenue	Office Uses	7,426	13,522	6,096
	Residential Uses, Unit A	0	3,830	6,316
	Residential Uses, Unit B		1,022	
	Residential Uses, Common Area		1,464	
<i>Subtotal Residential Uses</i>		925	8,658	7,733
<i>Subtotal Office Uses</i>		7,426	13,522	6,096
<b>Total Development</b>		<b>8,351</b>	<b>22,180</b>	<b>13,829</b>

### **3.1.2 Comprehensive Plan and Zoning**

The project site is currently designated *Community Commercial (CC)* in the City’s Comprehensive Plan and is located within the *Downtown Commercial – Community with a Pedestrian Combining District (CD-C(P))* zoning district. The project does not propose a Comprehensive Plan amendment or rezoning.

### **3.1.3 Access, Circulation, and Parking**

The existing driveway on the south side of the 411 Lytton Avenue residential property would be removed and replaced. The existing site driveway on Lytton Avenue serving the existing office building would be removed.

Parking for the 437 Lytton Avenue office property would be provided in two subterranean parking levels accessible via a two-way driveway on Kipling Street. The garage would provide 65 parking spaces, including five (5) “surplus” spaces to be reserved for future nearby development. The project would provide seven long-term and one short-term bicycle parking spaces.

The project is within one-half mile of a transit stop.

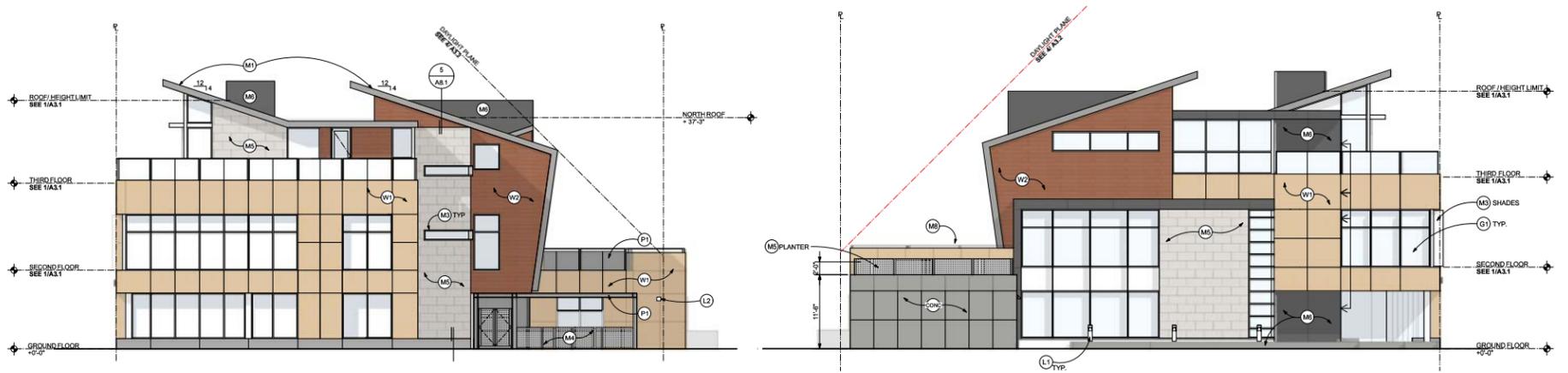
## **3.2 USES OF THE INITIAL STUDY**

This Initial Study (IS) provides decision-makers in the City of Palo Alto (the CEQA Lead Agency), responsible agencies, and the general public with relevant environmental information to use in considering the project. This IS may also be relied upon for other agency approvals necessary to implement the project.

The project would require the following approvals from the City of Palo Alto:

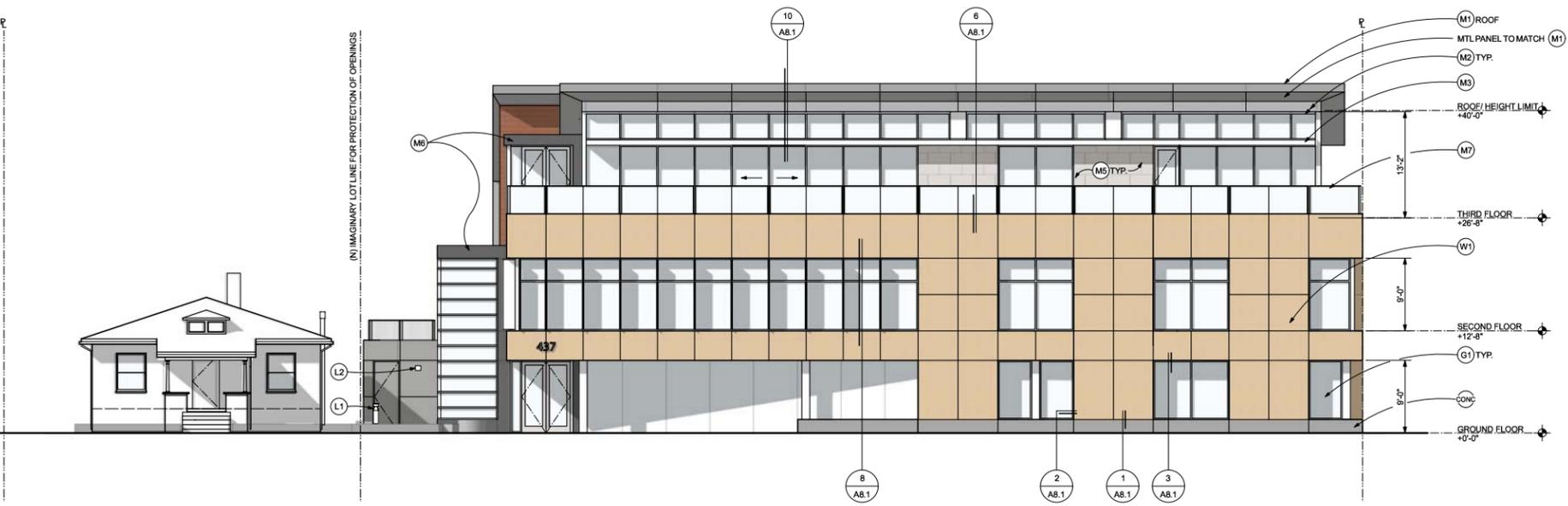
- Architectural Review
- Historic Review
- Lot Merger
- Condominium Map



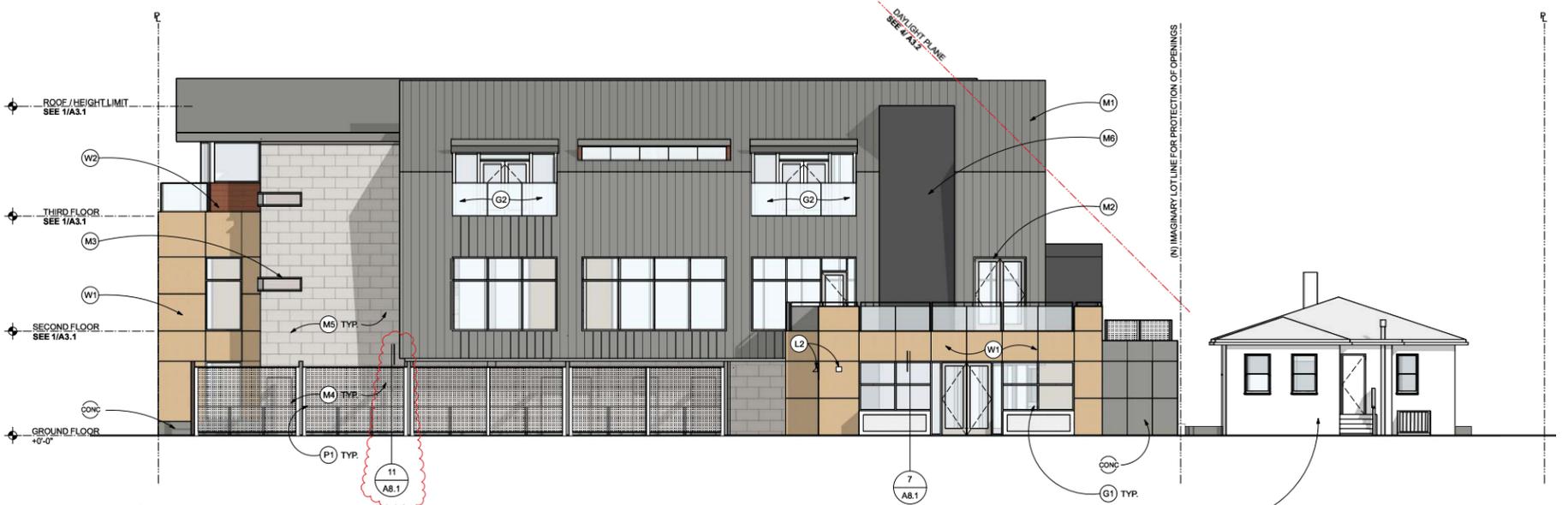


Kipling St. /East Elevation

West Elevation

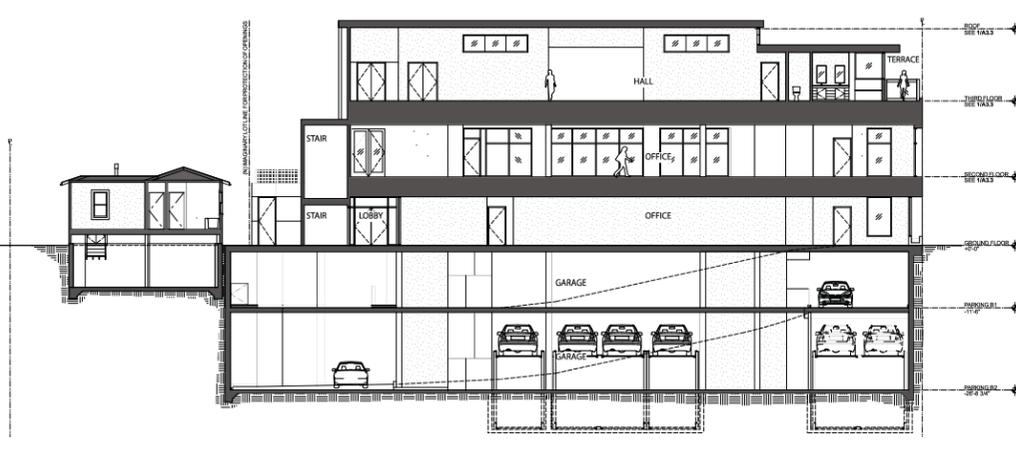


Kipling St. /East Elevation

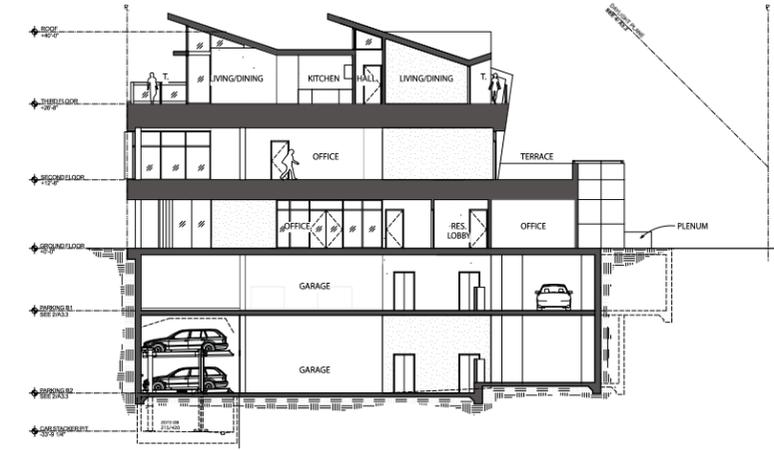


North Elevation

PAINTED WOOD SIDING  
COLOR TO MATCH (E) HOUSE



Longitudinal Section



Transverse Section

Source: Hayes Group Architects, Inc. 9/10/15.

## SECTION 4.0 ENVIRONMENTAL CHECKLIST AND DISCUSSION OF IMPACTS

---

*This section describes the existing environmental conditions on and near the project area, as well as environmental impacts associated with the proposed project. The environmental checklist, as recommended in the California Environmental Quality Act (CEQA) Guidelines, identifies environmental impacts that could occur if the proposed project is implemented.*

*The right-hand column in the checklist lists the source(s) for the answer to each question. The sources cited are identified at the end of this section. Mitigation measures are identified for all significant project impacts. Mitigation Measures are measures that will minimize, avoid, or eliminate a significant impact (CEQA Guideline 15370).*

### 4.1 AESTHETICS

#### 4.1.1 Aesthetics Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
b. Have a substantial adverse effect on a public view or view corridor?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3
c. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4
d. Violate existing Comprehensive Plan policies regarding visual resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Create a new source of substantial light or glare which will adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
f. Substantially shadow public open space (other than public streets and adjacent sidewalks) between 9:00 a.m. and 3:00 p.m. from September 21 to March 21?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1

#### 4.1.2 Existing Setting

The project site is in the developed area of downtown Palo Alto, with one one-story house and a two-story office building currently on site (Photos 1-4). Street trees are planted on Lytton Avenue and Kipling Street near the project site, and additional trees and shrubs are located near the buildings.



**PHOTO 1:** View of 411 Lytton Avenue from sidewalk, looking north towards 437 Lytton Avenue.



**PHOTO 2:** View of back entrance to 411 Lytton Avenue, 437 Lytton Avenue can be seen in the background. View towards the northeast.



**PHOTO 3:** View of the west side of 437 Lytton Avenue from sidewalk, view to the north.



**PHOTO 4:** South façade of 437 Lytton Avenue, looking across Lytton Avenue to the northwest.

The building at 411 Lytton Avenue is small wooden bungalow with a porch and two columns in the front, which was built in approximately 1901 (refer to *Section 4.5, Cultural Resources* for more descriptive details of this property).

The two-story office building at 437 Lytton Avenue was constructed in 1969, and was subsequently renovated and modified several times since the initial construction. The building is typical of professional office buildings in Palo Alto and the surrounding area, with a modern, rectilinear design and minimal architectural details. As shown in Photos 3 and 4, the building has a neutral palette, with metal strips defining window openings and rectangular tile accents at building entrances. A curving awning also extends beyond the building facade at the Lytton Avenue entrance.

The site is visible from the adjacent streets, particularly Lytton Avenue and Kipling Street. The site is not located on a scenic view corridor; nor is it visible from a designated or eligible State scenic highway.

#### **4.1.2.1**      *Surrounding Land Uses*

The site is bordered by commercial and restaurant uses, and single-family residential uses, with a City parking lot and commercial uses (7-11 convenience store) across Lytton Avenue to the southeast. Many of the buildings in the area are one to three stories in height. The neighborhood around the project site contains an eclectic mixture of building architectural styles and building ages, including older residential bungalows similar to 411 Lytton Avenue, commercial buildings of several styles, and modern office buildings similar to 437 Lytton Avenue.

Johnson Park is one block to the west, and the narrow wooded corridor along San Francisquito Creek is three blocks to the north. University Avenue, one block to the east, is the major commercial street in Palo Alto.

Due to the mature trees in the area, the Santa Cruz Mountains are not visible from street level at the project site.

#### **4.1.3**      **Impacts Evaluation**

- a.      *Would the project substantially degrade the existing visual character or quality of the site and its surroundings?*

The project would retain and restore the historic building on site at 411 Lytton Avenue, which would not substantially degrade the existing visual character of the site.

The demolition of the existing office building and the construction of the proposed three-story, mixed-use building at 437 Lytton Avenue would change the character of the site by increasing the height of the structure by one floor (up to 40 feet of maximum height) and replacing the existing rectilinear building with a building having a different design and appearance. The proposed building would be constructed with sloping roofs and setbacks on the third floor (residential level), and variations in color and exterior texture on the facades to provide visual interest.

The project is subject to design review and approval by the City through the Architectural Review process, which ensures compliance with City standards to promote visual environments that are of high aesthetic quality and variety. Construction of the project is not anticipated to adversely affect visual quality of the site or the area. **[Less Than Significant Impact]**

- b. *Would the project have a substantial adverse effect on a public view or view corridor?*

The project site is not located along a state scenic highway or scenic gateway. Due to the flat nature of the site, the small size of the project and the presence of mature street trees, views of the project site are limited to the immediate area. The project would retain and restore the historic house at 411 Lytton Avenue, and would replace the existing two-story office building at 437 Lytton Avenue with a three story, mixed-use building with varied window sizes, colors, finishes, and roof lines (Figures 4 and 5). Redevelopment of the office uses on the site would not modify identified scenic resources or views of scenic resources in Palo Alto. For these reasons, the project would not result in a substantial adverse effect on a scenic vista. **[Less than Significant Impact]**

- c. *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

The project would retain the historic building on site and at its current location, with modifications to the building primarily being out of public view (i.e., addition of a basement addition at the rear of the residence). There are no rock outcroppings on site, and the site is not visible from a state scenic highway. **[No Impact]**

- d. *Violate existing Comprehensive Plan policies regarding visual resources?*

The project would be consistent with City of Palo Alto Comprehensive Plan policies, including Policy P-48: “Promote high quality, creative design and site planning that is compatible with surrounding development and public spaces.”

- e. *Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?*

The project site is located in a developed urban area with numerous existing sources of light and glare. The lighting on the historic house at 411 Lytton Avenue would not be substantially changed.

New lighting would be installed on the proposed building at 437 Lytton Avenue, although a minimal amount of exterior lighting would be required due to the urban setting and street lights. Lighting would be controlled to minimize spillover beyond the property lines, and would be required to meet the City’s standards, which restrict light levels. **[Less Than Significant Impact]**

f. *Would the project substantially shadow public open space (other than public streets and adjacent sidewalks) between 9:00 a.m. and 3:00 p.m. from September 21 to March 21?*

As discussed in *Section 4.5, Cultural Resources*, because of the site's solar orientation, the historic cottage on-site at 411 Lytton Avenue would not be affected by new shade and shadow effects from the proposed three-story building, and the properties across Kipling Street would also not be affected. The only period of time when the proposed project would create an effect beyond existing conditions is during the winter solstice (approximately December 21) between 9:00 a.m. and after 12:00 p.m., when the adjacent one-story single-family house at 344-348 Kipling Street would receive additional shadowing above that provided by the existing two-story building. No other new sources of substantial shade and shadow would be generated by the proposed project.

No public open spaces are located near the project site, therefore the project would not result in a shade and shadow impact

#### **4.1.4            Conclusion**

Implementation of the proposed project would not result in significant adverse visual or aesthetic impacts. **[Less than Significant Impact]**

## 4.2 AGRICULTURAL AND FORESTRY RESOURCES

### 4.2.1 Agricultural and Forestry Resources Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,5
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,5
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3,5
d. Result in a loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1

### 4.2.2 Existing Setting

The project site is not designated as farmland or forest land. According to the *Santa Clara County Important Farmland 2012* map, the project site is designated as Urban and Built-Up Land, meaning that the land contains a building density of at least six units per 10-acre parcel or is used for industrial or commercial purposes, golf courses, landfills, airports, or other utilities.

### 4.2.3 Impacts Evaluation

a. - b. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use? Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

The project site is not designated, used, or zoned for agricultural purposes. The project site is not part of a Williamson Act contract. For these reasons, the proposed project would not result in impacts to agricultural or forest resources. **[No Impact]**

- c. - d. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526)? Would the project result in a loss of forest land or conversion of forest land to non-forest use?*

The project site is not zoned or used for agriculture. The surrounding area is not used or zoned for timberland or forest land. The project would not impact timberland or forest land. **[No Impact]**

- e. *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

According to the *Santa Clara County Important Farmland 2012* map, the project site and surrounding area is designated as Urban and Built-Up Land. The development of the project site would not result in conversion of any forest or farmlands. **[No Impact]**

#### **4.2.4**            **Conclusion**

Implementation of the proposed project would not result in an impact to agricultural or forestry resources in the area. **[No Impact]**

### 4.3 AIR QUALITY

#### 4.3.1 Air Quality Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,6
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation indicated by the following:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,6
i. Direct and/or indirect operational emissions that exceed the Bay Area Quality Management District (BAAQMD) criteria air pollutants of 54 pounds per day and/or 10 tons per year for nitrogen oxides (NO), reactive organic gases (ROG), and fine particulate matter of less than 10 microns in diameter (PM <sub>10</sub> );	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,6
ii. Contribute to carbon monoxide (CO) concentrations exceeding the State Ambient Air Quality Standard of nine parts per million (ppm) averaged over eight hours or 20 ppm for one hour (as demonstrated by CALINE4 modeling, which would be performed when a) project CO emissions exceed 550 pounds per day or 100 tons per year; or b) project traffic would impact intersections or roadway links operating at Level of Service (LOS) D, E, or F or would cause LOS to decline to D, E, or F; or c) project would increase traffic volumes on nearby roadways by 10% or more)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,6
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is classified as non-attainment under an applicable federal or state ambient air quality standard including releasing emissions which exceed quantitative thresholds for ozone precursors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,6
d. Expose sensitive receptors to substantial levels of toxic air contaminants?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,6
i. Probability of contracting cancer for the Maximally Exposed Individual (MEI) exceeds 10 in one million?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,6

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
ii. Ground-level concentrations of non-carcinogenic TACs would result in a hazard index greater than one (1) for the MEI;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,6
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,6
f. Not implement all applicable construction emission control measures recommended in the <i>Bay Area Quality Management District CEQA Guidelines</i> ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,6

#### 4.3.2 Existing Setting

Air quality and the amount of a given pollutant in the atmosphere are determined by the amount of a pollutant released and the atmosphere's ability to transport and dilute the pollutant. The major determinants of transport and dilution are wind, atmospheric stability, terrain and for photochemical pollutants, sunshine.

The U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards for what are commonly referred to as "criteria pollutants," because they set the criteria for attainment of good air quality. Criteria pollutants include carbon monoxide, ozone, nitrogen dioxide, sulfur dioxide, and particulate matter (PM).

##### 4.3.2.1 *Regional Air Quality*

The project site is located within the San Francisco Bay Area Air Basin. The Bay Area Air Quality Management District (BAAQMD) is the regional government agency that monitors and regulates air pollution within the air basin.

The Federal Clean Air Act and the California Clean Air Act require that the CARB, based on air quality monitoring data, designate portions of the state where the federal or state ambient air quality standard are not met as "nonattainment areas." Because of the differences between the national and state standards, the designation of nonattainment areas is different under the federal and state legislation. The Bay Area is designated as an "attainment area" for carbon monoxide, nitrogen dioxide, and sulfur dioxide. The region is classified as a "nonattainment area" for both the federal and state ozone standards, although a request for reclassification to "attainment" of the federal standard is currently being considered by the U.S. EPA. The area does not meet the state standards for particulate matter; however, it does meet the federal standards.

#### **Clean Air Plan**

The project site is located within the San Francisco Bay Area Air Basin. The Bay Area Air Quality

Management District (BAAQMD) is the regional government agency that monitors and regulates air pollution within the air basin, and assures that the federal and state ambient air quality standards are maintained. Air quality standards are set by the federal and the state government, and regional air quality management districts such as BAAQMD must prepare air quality plans specifying how state standards will be met. BAAQMD has adopted the *2010 Clean Air Plan* (2010 CAP), which provides an updated comprehensive plan to improve Bay Area air quality and protect public health, taking into account future growth projections to 2035.

### **BAAQMD Guidelines**

As discussed in the CEQA Guidelines, the determination of whether a project may have a significant effect on the environment calls for careful judgment on the part of the lead agency and must be based to the extent possible on scientific and factual data. The City of Palo Alto and other jurisdictions in the San Francisco Bay Area Air Basin often utilize the thresholds and methodology for assessing air emissions and/or health effects developed by the BAAQMD based upon the scientific and other factual data prepared by BAAQMD in developing those thresholds.

In December 2010, the California Building Industry Association (BIA) filed a lawsuit in Alameda County Superior Court challenging toxic air contaminants and PM<sub>2.5</sub> thresholds adopted by BAAQMD in its 2010 CEQA Air Quality. One of the identified concerns is inhibiting infill and smart growth in the urbanized Bay Area. On March 5, 2012, the Superior Court found that the adoption of thresholds by the BAAQMD in its CEQA Air Quality Guidelines is a CEQA project and BAAQMD is not to disseminate officially sanctioned air quality thresholds of significance until BAAQMD fully complies with CEQA. BAAQMD appealed the ruling in August 2012. Because the 2010 thresholds are more conservative than the BAAQMD's previous 1999 thresholds, however, this analysis is based on the 2010 BAAQMD Guidelines.

#### **4.3.2.2 Toxic Air Contaminants**

Toxic Air Contaminants (TACs) are a broad class of compounds known to cause morbidity or mortality (usually because they cause cancer or serious illness) and include, but are not limited to, criteria air pollutants. TACs are found in ambient air, especially in urban areas, and are caused by industry, agriculture, fuel combustion and commercial operations (e.g., dry cleaners). TACs are typically found in low concentrations, even near their source (e.g., diesel particulate matter near a highway). Because chronic exposure can result in adverse health effects, TACs are regulated at the regional, state and federal level. The identification, regulation and monitoring of TACs is relatively new compared to that for criteria air pollutants that have established ambient air quality standards. TACs are regulated or evaluated on the basis of risk to human health rather than comparison to an ambient air quality standard or emission-based threshold.

### **Diesel Particulate Matter**

Diesel exhaust, in the form of diesel particulate matter (DPM), is the predominant TAC in urban air with the potential to cause cancer. It is estimated to represent about two-thirds of the cancer risk from TACs (based on the statewide average). According to the CARB, diesel exhaust is a complex mixture of gases, vapors and fine particles. This complexity makes the evaluation of health effects of diesel exhaust a complex scientific issue. Some of the chemicals in diesel exhaust, such as benzene

and formaldehyde, have been previously identified as TACs by the CARB, and are listed as carcinogens either under the State's Proposition 65 or under the federal Hazardous Air Pollutants programs. California has adopted a comprehensive diesel risk reduction program. The U.S. EPA and the CARB have adopted low-sulfur diesel fuel standards in 2006 that reduce diesel particulate matter substantially. The CARB recently adopted new regulations requiring the retrofit and/or replacement of construction equipment, on-highway diesel trucks and diesel buses in order to lower fine particulate matter (PM<sub>2.5</sub>) emissions and reduce statewide cancer risk from diesel exhaust.

#### **4.3.2.3 Sensitive Receptors**

There are groups of people more affected by air pollution than others. CARB has identified the following persons who are most likely to be affected by air pollution: children under 14, the elderly over 65, athletes, and people with cardiovascular and chronic respiratory diseases. These groups are classified as sensitive receptors. Locations that may contain a high concentration of these sensitive population groups include residential areas, hospitals, daycare facilities, elder care facilities, elementary schools, and parks. For cancer risk assessments, children are the most sensitive receptors, since they are more susceptible to cancer causing TACs. Residential locations are assumed to include infants and small children.

#### **4.3.3 Impacts Evaluation**

a. *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

The proposed project would not conflict with or obstruct implementation of any air quality plan due to the small size of the project, which would not support substantial additional jobs or cause an increase in the population. **[Less Than Significant Impact]**

b. *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation, indicated by the following:*

- i. *Direct and/or indirect operational emissions that exceed the Bay Area Quality Management District (BAAQMD) criteria air pollutants of 54 pounds per day and/or 10 tons per year for nitrogen oxides (NO), reactive organic gases (ROG), and fine particulate matter of less than 10 microns in diameter (PM<sub>10</sub>); or,*
- ii. *Contribute to carbon monoxide (CO) concentrations exceeding the State Ambient Air Quality Standard of nine parts per million (ppm) averaged over eight hours or 20 ppm for one hour (as demonstrated by CALINE4 modeling, which would be performed when a) project CO emissions exceed 550 pounds per day or 100 tons per year; or b) project traffic would impact intersections or roadway links operating at Level of Service (LOS) D, E, or F or would cause LOS to decline to D, E, or F; or c) project would increase traffic volumes on nearby roadways by 10% or more)?*

The proposed mixed-use project would result in an increase of approximately 13,908 square feet of office and residential building area on the project site, which represent approximately 79 net new daily trips (refer to *Section 4.16 Transportation*; Table 4.16-1).

A net increase in developed space typically results in an increase in traffic and an associated increase in local and regional pollutant emissions. BAAQMD screening levels were

developed to assist lead agencies identify projects that would make a cumulatively considerable contribution to regional air pollution and air quality impacts. According to BAAQMD thresholds, a project that generates more than 54 pounds per day (or 10 tons per year) of ROG (reactive organic gases), NO<sub>x</sub>, or PM<sub>2.5</sub>; or 82 pounds per day (or 15 tons per year) of PM<sub>10</sub> would be considered to have a significant impact on regional air quality. The proposed development is substantially below the screening level size of 346,000 square feet for general office buildings or 325 single-family dwelling units.

Since the project size is well below these BAAQMD screening levels and projected net trip generation is relatively low and would not impact the LOS of nearby intersections, it can be assumed that the project would result in a less than significant operational impact from criteria pollutant emissions and from construction air quality impacts. The proposed project would not violate any air quality standard or contribute substantially to any existing or projected air quality violations. **[Less Than Significant Impact]**

- c. *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is classified as non-attainment under an applicable federal or state ambient air quality standard including releasing emissions which exceed quantitative thresholds for ozone precursors?*

The long-term operation of the proposed project would not substantially increase the number of vehicle trips in the area or increase regional emissions, and therefore would not result in a cumulatively considerable increase in any pollutant. **[Less Than Significant Impact]**

- d. *Would the project expose sensitive receptors to substantial levels of toxic air contaminants?  
Where:*
- i. *The probability of contracting cancer for the Maximally Exposed Individual (MEI) exceeds 10 in one million, or*
  - ii. *Ground-level concentrations of non-carcinogenic TACs would result in a hazard index greater than one (1) for the MEI?*

Nearby residential and commercial uses in the downtown area may be exposed to short-term construction emissions during construction. Based on the size of the project site (0.35 acre) and the extent of demolition and construction activities, however, these emissions would not be substantial and would generally be of short duration.

The project would be required to implement BAAQMD measures recommended for all projects as City of Palo Alto conditions of approval, further reducing any short-term construction impacts. These measures are as follows;

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, if feasible, and if water is available due to drought and water shortage conditions.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly turned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- Post a publicly viable sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

Based on the relatively small size of the project and the implementation of BAAQMD dust control measures as standard conditions of approval, the project would result in a less than significant impact to sensitive receptors from toxic air contaminants. **[Less Than Significant Impact]**

*e. Create objectionable odors affecting a substantial number of people?*

The project does not include any odor-causing operations, and any odors emitted during construction would be temporary and localized. **[No Impact]**

*f. Not implement all applicable construction emission control measures recommended in the Bay Area Quality Management District CEQA Guidelines?*

The proposed project would implement all the recommended construction emission control measures recommended in the BAAQMD CEQA Guidelines. **[No Impact]**

#### **4.3.4 Conclusion**

The project would result in less than significant air quality impacts. **[Less Than Significant Impact]**

#### 4.4 BIOLOGICAL RESOURCES

The discussion in this section is based in part on an arborist report prepared by *Arbor Resources* in September 2014. The report is included in this Initial Study as Appendix A.

##### 4.4.1 Biological Resources Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,2,9,10
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,9,10
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,9,10
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or as defined by the City of Palo Alto's Tree Preservation Ordinance (Municipal Code Section 8.10)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,7,8,9,10
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9,10

#### **4.4.2 Existing Setting**

The project site is currently developed and consists of highly disturbed urban habitat. Landscape and street trees and buildings on the site provide nesting, roosting and cover for urban adapted wildlife in the area.

#### **4.4.2.1 *Regulatory Background***

##### **Federal and California Endangered Species Acts**

The U.S. Fish and Wildlife Service (USFWS) has jurisdiction over federally listed threatened and endangered plant and animal species. The federal Endangered Species Act (FESA) prohibits the take of any fish or wildlife species that is federally listed as threatened or endangered without prior approval. “Take” is broadly defined as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or attempt to engage in any such conduct. Take can also include habitat modification or degradation that directly results in death or injury of a listed wildlife species.

Special status species in California include plants or animals that are listed as threatened or endangered under the California Endangered Species Act (CESA), species identified by the California Department of Fish and Wildlife (CDFW) as California Species of Special Concern, as well as plants identified by the California Native Plant Society (CNPS)<sup>1</sup> as rare, threatened, or endangered. The CDFW has jurisdiction over state-listed species and regulate activities that may result in take of individuals.

##### **Migratory Bird Treaty Act**

The federal Migratory Bird Treaty Act (MBTA: 16 USC Section 703, Supp. I, 1989) prohibits killing, possessing, or trading in migratory birds except in accordance with regulations prescribed by the Secretary of the Interior. This act encompasses whole birds, parts of birds, and bird nests and eggs. Construction disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment, a violation of the MBTA.

##### **California Fish and Game Code**

The California Fish and Game Code includes regulations governing the use of, or impacts on, many of the state’s fish, wildlife, and sensitive habitats. Certain sections of the Fish and Game Code describe regulations that pertain to certain wildlife species. Fish and Game Code Section 3503, 2513, and 3800 (and other sections and subsections) protect native birds, including their nests and eggs, from all forms of take. Construction disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered “taking” by the CDFW.

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<sup>1</sup> The California Native Plant Society (CNPS) is a non-profit organization that maintains lists and a database of rare and endangered plant species in California. Plants in the CNPS “Inventory of Rare and Endangered Plants of California” are considered “Special Plants” by the CDFW Natural Diversity Database Program.

## Habitat Conservation Plan/Natural Community Conservation Plan

There are two adopted Habitat Conservation Plans in Santa Clara County. The Santa Clara Valley Habitat Plan/Natural Community Conservation Plan (SCVHP), which encompasses a study area of 519,506 acres (or approximately 62 percent of Santa Clara County) and the Stanford University Habitat Conservation Plan. The project site is outside of the covered areas of both Habitat Conservation Plans.

### 4.4.2.2 *Tree Resources*

#### City of Palo Alto Comprehensive Plan

Chapter 5 (Natural Environment) of the Palo Alto Comprehensive Plan (1998) includes policies, programs and implementing actions to ensure the preservation of biological resources, including trees. The following policies and programs would apply to the proposed project:

**Policy N-14:** Protect, revitalize, and expand Palo Alto's urban forest.

**Policy N-15:** Require new commercial, multi-unit, and single family housing projects to provide street trees and related irrigation systems.

**Policy N-17:** Preserve and protect heritage trees.

**Program N-16:** Require replacement of trees, including street trees lost to new development.

**Program N-17:** Develop and implement a plan for maintenance, irrigation, and replacement of trees.

**Program N-19:** Achieve a 50 percent tree canopy for streets, parks, and parking.

#### City of Palo Alto Municipal Code

The City of Palo Alto Municipal Code regulates specific types of trees on public and private property for the purpose of avoiding their removal or disfigurement without first being reviewed and permitted by the City's Planning and Community Environment or Public Works Departments. Three categories within the status of regulated trees include protected trees (PAMC 8.10), public trees (PAMC 8.04.020), and designated trees (PAMC 18.76, when so provisioned to be saved and protected by a discretionary approval).

Section 8.10 of the Palo Alto Municipal Code, "Tree Preservation and Management Regulations," (Tree Preservation Ordinance), protects categories of trees on public or private property from removal or disfigurement. These categories of regulated trees include:

- **Protected Trees.** Includes all coast live oak (*Quercus agrifolia*) and valley oak (*Quercus lobata*) trees 11.5 inches or greater in diameter, coast redwood (*Sequoia sempervirens*) trees 18 inches or greater in diameter, and heritage trees designated by the City Council according to any of the following provisions: it is an outstanding specimen of a desirable species; it is

one of the largest or oldest trees in Palo Alto; or it possesses distinctive form, size, age, location, and/or historical significance.

- **Street Trees.** Also protected under Section 8.04 of the Palo Alto Municipal Code “Street Trees, Shrubs and Plants) are City-owned street trees (all trees growing within the street right-of-way, outside of private property). A permit is required for work that would in any way damage, destroy, injure, or mutilate a street tree. The excavation of any ditch or tunnel or placement of concrete or other pavement within ten feet from the center of any street tree trunk also requires a permit. Street trees require special protection by a fenced enclosure, according to the Standard Tree Protection Instructions, before demolition, grading or construction.
- **Designated Trees.** Designated trees are established by the City when a project is subject to discretionary design review process by the Architecture Review Board that under Municipal Code Chapter 18.76.020(d)(11) includes as part of the findings of review, “whether natural features are appropriately preserved and integrated with the project.” Outstanding tree specimens or groups of trees function as a screening buffer or other value may contribute to an existing site, neighborhood or community, and may have a rating of “High” suitability for preservation.

### **Palo Alto Tree Preservation Guidelines**

For all development projects within the City of Palo Alto, discretionary or ministerial, a *Tree Disclosure Statement (TDS)* is part of the submittal checklist to establish and verify trees that exist on the site, trees that overhang the site originating on an adjacent property, and trees that are growing in a City easement, parkway, or publicly-owned land. The TDS stipulates that a Tree Survey is required (for multiple trees), when a Tree Preservation Report is required (development within the dripline of a Regulated Tree), and who may prepare these documents. The City of Palo Alto Tree Technical Manual (Tree Technical Manual) describes acceptable procedures and standards to preserve Regulated Trees, including:

- The protection of trees during construction;
- If allowed to be removed, the acceptable replacement strategy;
- Maintenance of protected trees (such as pruning guidelines);
- Format and procedures for tree reports; and
- Criteria for determining whether a tree is a hazard.

### **Tree Resources on Site**

The arborist report completed for the proposed project by *Arbor Resources* in September 2014 (Appendix A) identified a total of 18 trees on the project site or immediately adjacent to it.<sup>2</sup> Ten of the 18 trees are street trees, including eight in planters on Lytton Avenue, and two in planters on Kipling Street.

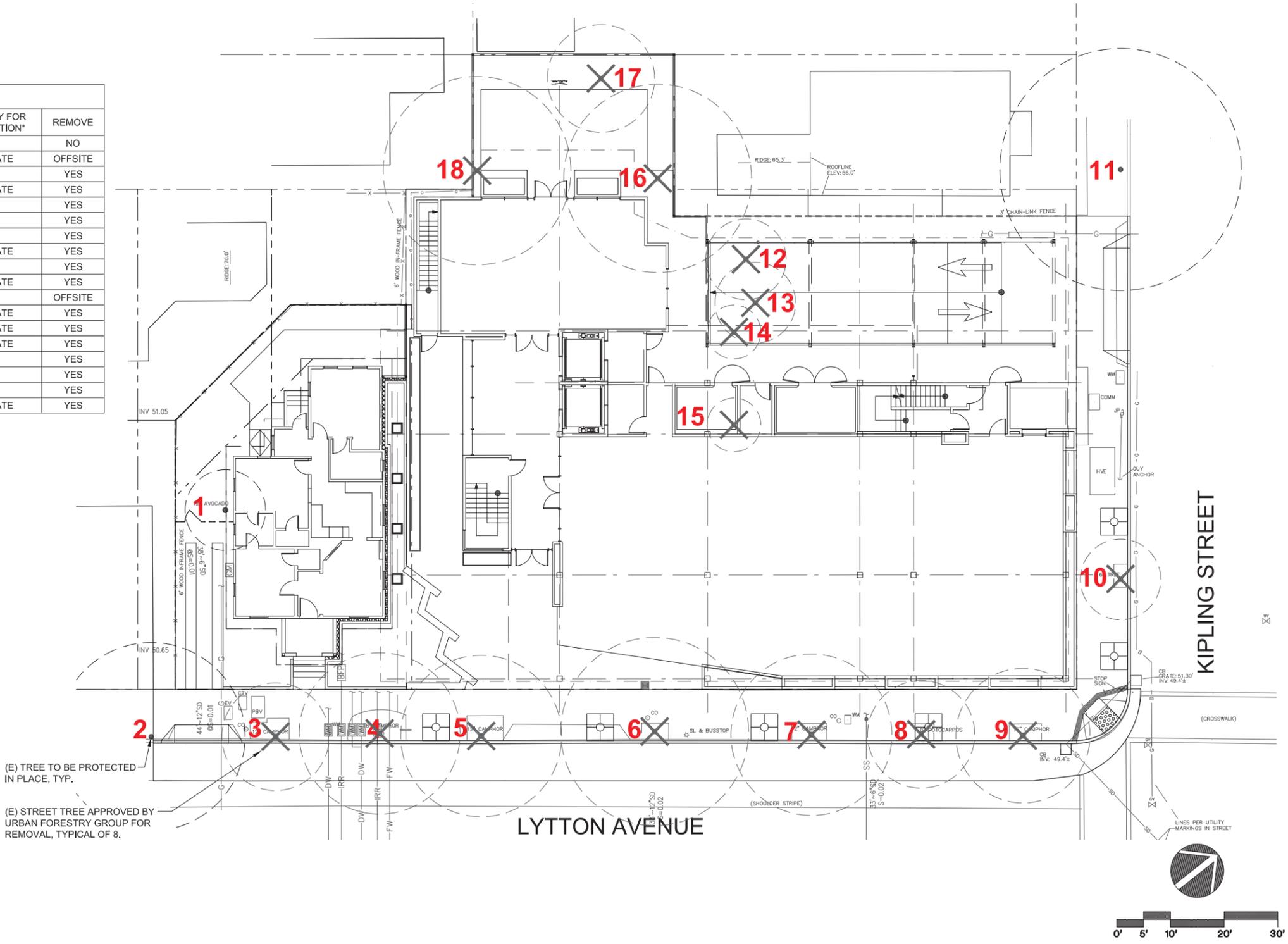
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<sup>2</sup>The tree inventory was completed as a requirement of the *City of Palo Alto Tree Technical Manual*, City of Palo Alto (June 2001). The manual is available at: <http://www.cityofpaloalto.org/civicax/filebank/documents/6436>.

TREE INVENTORY TABLE						
#	BOTANICAL NAME	TREE CALIPER (INCHES)	PROTECTED OR HERITAGE TREE	STREET TREE	SUITABILITY FOR PRESERVATION*	REMOVE
1	PERSEA AMERICANA	12	NO	NO	LOW	NO
2	GEJERA PERVIFOLIA	14	NO	YES	MODERATE	OFFSITE
3	CINNAMOMUM CAMPHORA	13	NO	YES	LOW	YES
4	CINNAMOMUM CAMPHORA	17	NO	YES	MODERATE	YES
5	CINNAMOMUM CAMPHORA	11	NO	YES	LOW	YES
6	CINNAMOMUM CAMPHORA	16	NO	YES	LOW	YES
7	CINNAMOMUM CAMPHORA	16	NO	YES	LOW	YES
8	PODOCARPUS GRACILIOR	9	NO	YES	MODERATE	YES
9	CINNAMOMUM CAMPHORA	14	NO	YES	LOW	YES
10	PYRUS CALLERYANA	6	NO	YES	MODERATE	YES
11	PYRUS CALLERYANA	20	NO	YES	LOW	OFFSITE
12	CRATAEGUS LAEVIGATA	4	NO	NO	MODERATE	YES
13	CRATAEGUS LAEVIGATA	5	NO	NO	MODERATE	YES
14	CRATAEGUS LAEVIGATA	4	NO	NO	MODERATE	YES
15	CRATAEGUS LAEVIGATA	4	NO	NO	LOW	YES
16	RHUS LANCEA	10	NO	NO	LOW	YES
17	RHUS LANCEA	7	NO	NO	LOW	YES
18	CINNAMOMUM CAMPHORA	12	NO	NO	MODERATE	YES

TREE DISPOSITION CHART	
TREES TO BE REMOVED	15
PROPOSED NEW TREES	9

- NOTES:
- TREE INVENTORY FROM ARBORIST REPORTS BY DAVID BABBY ON 9/6/14.
  - PROTECTED AND HERITAGE TREE AS DEFINED BY CITY OF PALO ALTO MUNICIPAL CODE 8.10.020.
  - SUITABILITY FOR PRESERVATION WAS DETERMINED BY ARBORIST.



Source: Van Dorn Abed, Landscape Architects, Inc. 9/10/15.

PROPOSED TREE DISPOSITION PLAN

FIGURE 6

The summary of trees on site is shown in Table 4.4-1, and their location is shown on Figure 6.

<b>Tree #</b>	<b>Tree Type</b>	<b>Trunk Diameter</b>	<b>Overall Condition/ Suitability for Preservation</b>	<b>Regulated as a Protected or Street Tree?</b>
1	Avocado	12	Fair/Low	No
2	Australian Willow	14	Fair/Moderate	Street Tree
3	Camphor	13	Poor/Low	Street Tree
4	Camphor	17	Poor/Moderate	Street Tree
5	Camphor	11	Poor/Low	Street Tree
6	Camphor	16	Poor/Low	Street Tree
7	Camphor	16	Poor/Low	Street Tree
8	Fern Pine	9	Fair/Moderate	Street Tree
9	Camphor	14	Poor/Low	Street Tree
10	Flowering Pear	6	Fair/Moderate	Street Tree
11	Flowering Pear	20	Poor/Low	Street Tree
12	Paul's Scarlet Hawthorn	4	Poor/Moderate	No
13	Paul's Scarlet Hawthorn	5	Fair/Moderate	No
14	Paul's Scarlet Hawthorn	4	Poor/Moderate	No
15	Paul's Scarlet Hawthorn	4	Poor/Low	No
16	African Sumac	10	Poor/Low	No
17	African Sumac	7	Poor/Low	No
18	Camphor	12	Fair/Moderate	No

None of the trees on the site are defined as a “protected tree” in Palo Alto, and none of the trees described in the tree survey are native to California.

#### **4.4.3 Impacts Evaluation**

- a. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish (CDFW) and Wildlife or US Fish and Wildlife Service?*

The project site is currently developed and consists of highly disturbed urban habitat. Given the site's small size, urban setting, isolation from larger areas of natural lands, and high level of human disturbance, the value to wildlife is limited. Therefore, redevelopment of the site would not result in a significant impact to wildlife habitat. The proposed project would not affect federally protected wetlands, riparian habitat, or other sensitive natural community. The project would not conflict with the provisions of any adopted state or federal conservation plan.

No special status species are expected to occur on the project site, given the lack of suitable habitat and highly developed nature of the site. Due to the presence of large trees, urban-adapted bird species could occur on the project site as occasional transients. Because the

project site represents only a very small proportion of the suitable habitat available for bird species regionally, the proposed project would not have a measurable effect on regional populations of any species.

### **Nesting Birds**

The mature trees on the project site may provide suitable nesting habitat for migratory birds, including tree nesting raptors, such as small hawks. Construction-related disturbances have the potential to “take” nests, eggs, or individuals, and otherwise lead to the abandonment of nests, which would be considered a violation of the MBTA and the California Fish and Game Code. Disturbance that causes nest abandonment or destruction of nests would be a significant impact.

**Impact BIO-1:** Construction of the proposed project could result in disturbance to active migratory bird nests. **[Significant Impact]**

**Mitigation Measures:** The proposed project will implement the following measures to reduce construction-related impacts to nesting migratory birds and their nests to a less than significant level:

**MM BIO-1.1:** In compliance with the MBTA and the California Fish and Game Code, the project shall implement the following measures:

- Pre-construction surveys shall be completed by a qualified ornithologist to identify active nests that may be disturbed during project implementation. All potential nesting areas (trees, tall shrubs) shall be surveyed no more than 30 days prior to tree removal or pruning, if the activity will occur within the breeding season (February 1 – August 31). If more than 30 days pass between the completion of the preconstruction survey and the initiation of construction activities, the preconstruction survey shall be completed again and repeated at 30 day intervals until construction activities are initiated.
- If an active nest is observed, tree removal and pruning shall be postponed until all the young have fledged. An exclusion zone shall be established around the nest site, in consultation with the California Department of Fish and Game (CDFG). Exclusion zones for active passerine (songbirds) nests shall have a 50-foot radius centered on the nest tree or shrub.
- Active nests shall be monitored weekly until the young fledge. No construction activities, parking, staging, material storage, or other disturbance shall be allowed within the exclusion zones until the young have fledged from the nest.

- b. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?*

The proposed project site contains urban development and does not support any riparian habitat or sensitive natural community. **[No Impact]**

- c. *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

The proposed project site contains urban development and does not support any wetlands. **[No Impact]**

- d. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, impede the use of native wildlife nursery sites?*

The proposed project site contains urban development and does not support migratory wildlife corridors or nursery sites. **[No Impact]**

- e. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or as defined by the City of Palo Alto's Tree Preservation Ordinance (Municipal Code Section 8.10)?*

The proposed project would require the removal of most of the trees on the project site, including the street trees on the project frontage. All street tree removals would follow the public tree removal process, including adequate neighborhood notification.

*Protected Trees:* None of the trees on site are considered to be "protected" under the City of Palo Alto's Tree Preservation ordinance due to their species. There are no heritage trees located on the project site and none are proposed for heritage tree status at this time.

*Public Trees:* Of the 18 trees described in the tree survey, 10 are defined as publicly-owned street trees and are located within the public right-of-way along Lytton Avenue and Kipling Street. Construction of the proposed project would require new sidewalks, which may impact street trees, which may be need to removed and replaced as determined by the Public Works Department. The project would be required to replace street trees in such a way as to avoid existing underground utilities and infrastructure, and also to follow best maintenance practices.

Construction of the proposed project could affect the two to three trees to be potentially retained on and adjacent to the project site. Construction activities, such as the compaction of soil or placing of fill, could damage existing trees and their root systems. The City's tree protection guidelines, as described in the City's *Tree Technical Manual* (Standards & Specifications, Palo Alto Municipal Code, Chapter 8.10.030), Section 8.04 of the Palo Alto

Municipal Code, and the Standard Tree Protection Instructions within the *Tree Disclosure Statement* (TDS), describe methods to reduce this potential damage.

New trees and landscaping would be installed in compliance with the requirements of the City of Palo Alto's Tree Preservation Ordinance, and, therefore, the removal of these trees would not be considered a significant impact. Although not considered a significant impact under CEQA, the following Conditions of Approval, as required by City ordinances, would be included in the project to protect trees to remain on site, and to replace public street trees.

**Tree Protection Measures:**

**CONDITION BIO-2.1:**

- A Tree Preservation Report (TPR) will be prepared for trees to be preserved and protected, consistent with Policy N-7 of the Palo Alto Comprehensive Plan. An updated tree survey and tree preservation report (TPR) prepared by a certified arborist shall be submitted for review and acceptance by the City Urban Forester. The TPR incorporate the following measures, safeguards and information:
  - The TPR shall be based on latest plans and amended as needed to address activity or improvements within the dripline area, including but not limited to incidental work (utilities trenching, street work, lighting, irrigation, patio material, leveling, etc.) that may affect the health of the trees. The project shall be modified to address TPR concerns and recommendations identified to minimize below ground or above ground impacts.
  - The TPR shall be consistent with the criteria set forth in the tree preservation ordinance, PAMC 8.10.030 and the City's Tree Technical Manual, Section 3.00, 4.00 and 6.30 [http://www.cityofpaloalto.org/environment/urban\\_canopy.asp](http://www.cityofpaloalto.org/environment/urban_canopy.asp).
  - To avoid improvements that may be detrimental to the health of the trees the TPR shall review the applicant's landscape plan to ensure that patio flat work, irrigation, planting or potted plants is consistent with the Tree Technical Manual. The approved TPR shall be implemented in full, including mandatory inspections and monthly reporting to City Urban Forester.

**CONDITION BIO-2.2:**

- Provide optimum public tree replacement for loss of one or more public street trees. Publicly owned trees are growing in the right-of-way along Lytton Avenue and Kipling Street. Provide mitigation in the event of a public tree removal. The new frontage should be provided maximum streetscape design and materials to include the following elements:
  - Consistency with the Public Works Department Tree Management Program. Provide adequate room for tree canopy growth and root growing volume resources.

- Create conflict-free planting sites by locating tree sites and underground utility services at least 10-feet apart (electric, gas, sewer, water, fiber optic, telecom, etc.).
- Utilize city-approved best management practices for sustainability products, such as permeable ADA sidewalk, Silva Cell planters, engineered soil mix base, and generous planter soil volume (800 to 1,200 cubic feet) to sustain a medium to large tree.

The project will implement tree protection measures as described in the tree inventory and report in Appendix A of this Initial Study to protect the trees to be retained on the project site. All measures would be required to be printed on project plans, in accordance with City standards. **[Less than Significant Impact]**

*f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The proposed project site is located outside of the Santa Clara Valley Habitat Plan and the Stanford University Habitat Conservation Plan. **[No Impact]**

#### **4.4.4 Conclusion**

The project would have a less than significant impact on biological resources. **[Less Than Significant Impact with Mitigation Measures Incorporated in the Project]**

## 4.5 CULTURAL RESOURCES

The discussion in this section is based in part on the following documents, which are attached to this Initial Study as Appendix B. City staff reports also provided background for the discussion.

- **Appendix B1:** C. G. Duncan, Historic Preservation Consultant. *Protection and Relocation Study, 411 Lytton Avenue, Palo Alto, California.* July 21, 2015.
- **Appendix B2:** PAST Consultants, LLC. “Re: Secretary of the Interior’s Standards Review (SISR) for 411 Lytton Ave., Palo Alto, CA, APN. 120-014-076.” March 13, 2015.
- **Appendix B3:** California Department of Parks and Recreation, Primary Record (DPR Form). 411 Lytton Avenue. February 23, 2000.
- **Appendix B4:** C. G. Duncan, Historic Preservation Consultant. *437 Lytton Avenue, Historic Resource Evaluation Report.* February 18, 2016.
- **Appendix B5:** C. G. Duncan, Historic Preservation Consultant. *411-437 Lytton Avenue, Effects on Surrounding Historic Resources Report.* February 18, 2016.

### 4.5.1 Cultural Resources Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Directly or indirectly destroy a local cultural resource that is recognized by City Council resolution?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,2,3,11
c. Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,2,3,11
e. Adversely affect a historic resource listed or eligible for listing on the National and/or California Register, or listed on the City’s Historic Inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,2,3,11
f. Eliminate important examples of major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,2,3,11

## 4.5.2 Eligibility Criteria for Historic Resources

### 4.5.2.1 *National Register of Historic Places*

The National Register of Historic Places (National Register) is a comprehensive inventory of known historic resources throughout the United States. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects and districts that possess historic, architectural, engineering, archaeological or cultural significance at the national, state or local level. A historic resource listed in, or formally determined to be eligible for listing in, the National Register is, by definition, included in the California Register (Public Resources Code Section 5024.1(d)(1)).<sup>3</sup>

National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, describes the Criteria for Evaluation as being composed of two factors. First, the property must be “associated with an important historic context.” The National Register identifies four possible context types, of which at least one must be applicable at the national, state, or local level. As listed under Section 8, “Statement of Significance,” of the National Register of Historic Places Registration Form, these are:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important to prehistory or history.

Second, for a property to qualify under the National Register’s Criteria for Evaluation, it must also retain “historic integrity of those features necessary to convey its significance.” While a property’s significance relates to its role within a specific historic context, its integrity refers to “a property’s physical features and how they relate to its significance.” To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity: 1) location, 2) design, 3) setting, 4) materials, 5) workmanship, 6) feeling, and 7) association.

### **Secretary of the Interior’s Standards for Historic Rehabilitation**

The Secretary of the Interior is responsible for establishing standards for all programs under Department of the Interior’s authority, and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. “Rehabilitation” is defined as “the process of returning a property to a state of utility, through repair or alteration, which makes possible

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<sup>3</sup> Refer to Public Resources Code Section 5024.1(d)(1)

an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.”

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

As stated in the definition, the treatment “rehabilitation” assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.

The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

#### **4.5.2.2            *California Register of Historical Resources and CEQA***

Specific guidelines for identifying historic resources during the project review process under CEQA are set forth in Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a). These provisions of CEQA create three categories of historical resources: mandatory historical resources; presumptive historical resources; and resources that may be found historical at the discretion of the lead agency.

Historical resources eligible for listing in the California Register must meet one of the listed criteria of significance *and* retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.

The concept of integrity is essential to identifying the important physical characteristics of historical resources and hence; in evaluating adverse changes to them. Integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource's period of significance.” The process of determining integrity is similar for both the California and National Registers, and use the same seven variables or aspects to define integrity that are used to evaluate a resource's eligibility for listing.

### 4.5.2.3 *Palo Alto Historic Inventory*

The City of Palo Alto Historic Inventory lists noteworthy examples of individual designers and architectural eras as well as buildings associated with local, state or national historic events. The inventory identifies buildings on the California and/or National Registers, whether a building is in a recognized historic district, and lists categories related to architectural style and stylistic development. Development incentives, such as reduced parking requirements and bonus floor area, are allowed for in the Palo Alto Municipal Code in exchange for historic rehabilitation of Category 1 and 2 buildings.<sup>4</sup>

The specific categories in the Historic Inventory include:

- Category 1: An “Exceptional” Building” of pre-eminent national or state importance. These buildings are meritorious works of the best architects, outstanding examples of a specific architectural style, or illustrate stylistic development of architecture in the United States. These buildings have had either no exterior modifications or such minor ones that the overall appearance of the building is in its original character.
- Category 2: A “Major Building” of regional importance. These buildings are meritorious works of the best architects, outstanding examples of an architectural style, or illustrate stylistic development of architecture in the state or region. A major building may have some exterior modifications, but the original character is retained.
- Category 3 or 4: A “Contributing Building” which is a good local example of an architectural style and relates to the character of a neighborhood grouping in scale, materials, proportion or other factors. A contributing building may have had extensive or permanent changes made to the original design, such as inappropriate additions, extensive removal of architectural details, or wooden façades resurfaced in asbestos or stucco.

In accordance with the City’s Historic Preservation Ordinance (Chapter 16.49 of the Palo Alto Municipal Code), the Historic Resources Board (HRB) is responsible for making recommendations to the City Council on proposed additions to the Historic Inventory and on reclassifications of existing Historic Inventory buildings.<sup>5</sup>

For properties that are considered eligible for listing in the City of Palo Alto's Historic Inventory and to be designated as either a “Historic District,” or “Historic Structure/Site,” the property must meet the following criteria:

1. The structure or site is identified with the lives of historic people or with important events in the city, state, or nation;
2. The structure or site is particularly representative of an architectural style or way of life important to the city, state, or nation;

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<sup>4</sup>The City’s incentive program for preservation and rehabilitation of historic buildings is provided for in the PAMC (Title 16 and Title 18), and in Palo Alto Comprehensive Plan policy and programs.

<sup>5</sup>City of Palo Alto. Historic Preservation. <http://www.cityofpaloalto.org/gov/depts/pln/preservation.asp>. Accessed July 30, 2015.

3. The structure or site is an example of a type of building which was once common, but is now rare;
4. The structure or site is connected with a business or use which was once common, but is now rare;
5. The architect or building is important;
6. The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship.

All properties listed in the Palo Alto Historic Inventory are subject to the California Environmental Quality Act. In general, Category 1 and 2 resources are regulated and are subject to local regulations, while Category 3 or 4 resources are not regulated and are considered to be honorary designations within the Historic Inventory.

### **4.5.3            Existing Setting**

#### **4.5.3.1        *Prehistoric Resources***

The site is located in downtown Palo Alto, and is fully developed and previously disturbed. The site is located in an area of “moderate sensitivity” for archaeological resources, based on the *Palo Alto Comprehensive Plan Update, Existing Conditions Report* (2014), although areas of “extreme sensitivity” are located nearby in the downtown area.<sup>6</sup>

#### **4.5.3.2        *Historic Resources: 411 Lytton Avenue***

##### **History**

On April 20, 1901, the Palo Alto Times reported the construction of two cottages on Lytton Avenue by J.W. Wells for Van Alstine Wallace at a total cost of \$2,000. The Palo Alto City Directory first listed the residence at 411 Lytton in 1901. From that year through 1904, a young instructor at Stanford, Joseph Grant Brown, lived in the house with his mother, Mrs. C.G. Brown. According to an obituary which appeared in the Palo Alto Times in 1967, Brown was an expert in atmospheric electricity and taught physics at Stanford from 1901 to 1934. He was Stanford University's oldest living professor emeritus at the time of his death at 98 years in 1967.

The next occupant listed from 1907 through 1910 was also on the Stanford faculty. According to a death announcement that appeared in the Stanford Alumnus of January 1913, Samuel B. Charters was an assistant professor in the Electrical Engineering Department from 1905 until his death in Pittsburgh, Pennsylvania in 1912, while on a sabbatical leave. He was the last faculty member to live at the address.

The house was the residence of Albert E. Johnson from 1925 to 1931 and again in 1936 and 1937. According to an obituary that appeared in the Palo Alto Times, on 18 October 1974, Johnson was a native of Sweden who had lived in Palo Alto for 50 years at the time of his death at 88. That would

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<sup>6</sup> Palo Alto, City of. *Comprehensive Plan Update, Cultural Resources. Draft Existing Conditions Report*. August 29, 2014. Available at: [http://www.paloaltocomplplan.org/wp-content/uploads/2014/09/4\\_CulturalResources.pdf](http://www.paloaltocomplplan.org/wp-content/uploads/2014/09/4_CulturalResources.pdf).

indicate that the house at 411 Lytton would have been his first permanent address in Palo Alto.

The period of significance for the house is from 1901, when it was built, to 1910, when its Stanford connection ended. The house represents both the early residential development of the original grid of the city and the early connection between Palo Alto and Stanford. Its first two residents included young Stanford professors, Joseph Grant Brown and Samuel B. Charters. The house is an example of a typical early Palo Alto building type – a square cottage – designed by an important early builder, J.W. Wells.<sup>7</sup>

### **Architecture**

The one-story square cottage at 411 Lytton Avenue is located on a 2,843 square-foot mid-block lot on Lytton Avenue between Kipling and Waverley Streets. It is a balloon-frame structure clad in shingles and covered by a hip roof. The roof extends out over an entrance porch in the center of the street side of the building. The street façade is symmetrical in composition with a window on either side of the central entrance porch and a hip roofed dormer that repeats the proportions of the house.

The house is an unusual example of a square cottage, a building type that best conveys the character of Palo Alto during its earliest years. The front façade of the house is designed with perfect symmetry and all four facades are unified under the hipped pyramidal roof which terminates in wide overhanging eaves with exposed rafters over the shingled walls. The strongest feature of the house is the unique front porch whose roof gracefully curves down to a pair of miniature Doric columns, a combination of elements that gives the front façade a dollhouse character.

### **Historic Designation**

A Historic Structure Report (HSR) was completed in May 2012 for the 411 Lytton Avenue house that provided an analysis of historic significance and a list of character-defining features. The HSR determined the house to be eligible for the California Register of Historical Resources and the City of Palo Alto's Historic Inventory as a Category 2 Structure, consistent with the Criteria for Designation of historic structures in Palo Alto Municipal Code (PAMC) Section 16.49.040(b). In addition, the Department of Parks and Recreation forms completed by Dames & Moore in 2000 states that the property appears eligible for the National Register of Historic Places under Criteria A and C at the local level.

The City found that the house at 411 Lytton Avenue met the definition of a Category 2 “Major Building” because (1) the square cottage building type is important in the early history of Palo Alto and the Bay Area region, (2) the house is a fine example of a square cottage due to its careful proportions and the unusual design of the front porch, (3) the builder, James Wells, was one of the most important builders of the earliest period of Palo Alto, and (4) the house, as seen from the street is almost unaltered after more than 110 years.

The City of Palo Alto approved the designation of the house as a Category 2 Structure onto the City Historic Inventory at a public hearing on January 13, 2014.

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<sup>7</sup> California Department of Parks and Recreation, Primary Record (DPR Form). 411 Lytton Avenue, Palo Alto. February 23, 2000.

#### **4.5.3.3**      *Historic Resources: 437 Lytton Avenue*

##### **History and Architecture**

A Historic Resource Evaluation Report (HREER) was completed in February 2016 for the 437 Lytton Avenue two-story office building on the project site (Appendix B4). City of Palo Alto records list Paul J. Huston as the architect for the building. This building was constructed in approximately 1969, and has had numerous alterations and modifications since that time. These alterations include changes to the building's exterior cladding, removal of a canopy, enclosure of one bay of parking, and signage changes.

The historic evaluation described the current appearance of the building as a completely altered mid-century modern office building, designed before 1969. On the whole, 437 Lytton Avenue was found to be undistinguished architecturally, best characterized as a “background building”.

##### **Historic Evaluation**

The office building at 437 Lytton Avenue is not currently listed on any historic inventory at the local or state level. The HREER prepared for 437 Lytton Avenue found that the building is not eligible for the California Register of Historic Places under Criterion 1, 2, 3, or 4, and therefore lacks historic significance under this standard, as described below:

- Criterion 1: Older buildings were demolished to construct the building, and the building has been used for commonplace office purposes since its construction (i.e., no distinguishing events were found related to the site).
- Criterion 2: No persons of historical significance are associated with the site.
- Criterion 3: The building has been altered since its construction, and the 1969 appearance of the building has been compromised. Research into the architect, Paul Huston, does not indicate that he can be considered a master.
- Criterion 4: The site has been heavily disturbed over the previous century, and it is unlikely that it could provide any information about history or prehistory.

The building is not listed in the City Historic Inventory as a historic resource. It is not an example of exemplary or exceptional architecture, or associated with the lives of historic people or events, and therefore, is not considered a historic resource under CEQA.

#### **4.5.3.4**      *Historic Resources: Surrounding Neighborhood*

##### **Lytton Avenue District**

The project site is located in the Lytton Avenue District of the Palo Alto Downtown Urban Design Guidelines. The City of Palo Alto designates the Lytton Avenue District as extending on both sides of Lytton Avenue from Alma Street to Middlefield Road. Research indicates that Lytton Avenue originally developed as a residential neighborhood immediately parallel (one block to the northwest) of the University Avenue Commercial Street. The character of Lytton Avenue changed over the years and it has become a mix of residential and commercial uses. The block containing the

proposed project site, as well as the adjacent blocks to the north and south contain historic houses, some of which have been successfully rehabilitated for re-use as office or commercial space while maintaining the historic character of the early twentieth century residential neighborhood.

#### **4.5.4            Impacts Evaluation**

*a., e., f.    Would the project directly or indirectly destroy a local cultural resource that is recognized by City Council resolution? Would the project adversely affect a historic resource listed or eligible for listing on the National and/or California Register, or listed on the City's Historic Inventory? Would the project eliminate important examples of major periods of California history or prehistory?*

##### **4.5.4.1            *Impacts to the Historic House at 411 Lytton Avenue***

**Project Activities:** The proposed project includes several activities involving the house at 411 Lytton Avenue, a historic resource, including:

- Construction of a rear bedroom addition,
- Installation of a new basement and repair of the existing foundation;
- Removal of non-historic rear stairs on north (rear) elevation;
- Partial demolition of north (rear) façade wall, including removal of the existing period rear entrance;
- Construction of new rear stairs;
- Rehabilitation of existing character-defining features on the south and primary (Lytton Avenue) façade, including all very significant and significant character-defining features listed in the May 2012 Historic Structure Report, and
- Restoration of the Colonial Revival porch trim and woodwork; roof wood trim and rafter tails; hipped-roof dormer; chimney; existing period windows and exterior wood-shingle wall cladding.<sup>8</sup>

In addition, to construct the new basement storage area, the house would be temporarily relocated to the west to the 437 Lytton Avenue site. Relocation activities include the following steps:

- Temporarily relocate existing residence,
- Construct basement after residence relocated, and
- Move residence back after basement construction.

At some point during this procedure, the office building at 437 Lytton Avenue would be demolished. The office building at 437 Lytton Avenue is not considered a historic resource.

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<sup>8</sup> PAST Consultants, LLC. "Re: Secretary of the Interior's Standards Review (SISR) for 411 Lytton Ave., Palo Alto, CA, APN. 120-014-076." March 13, 2015.

**Consistency with the Secretary of the Interior’s Standards:** Under the provisions of CEQA, the house is considered a historic resource. As such, a project contemplating work on the resource, must comply with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

An evaluation by PAST Consultants, LLC, in March 2015 found that the proposed design alterations to 411 Lytton Avenue would meet the Secretary of the Interior’s Standards for Rehabilitation (refer to Appendix B2). This evaluation found that the proposed project would retain and rehabilitate the historic bungalow’s character-defining features on its primary façade, and would enable the house to retain sufficient historic integrity to keep it on the City’s Historic Inventory as a Category 2 Structure.

**Impacts to Historic Resources:** Based on the property’s historic status, damage caused during the temporary relocation and completion of modifications could result in a significant impact to historic resources. The project is anticipated to comply with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, however, to ensure that these standards are adequately applied, the following mitigation measures are included in the project to reduce any potential impacts during construction to a less than significant level.

**MM CR-1.1:** The applicant will identify a qualified historic architect to oversee project activities related to the historic house. The selection of the historic architect will be approved by the City prior to the commencement of project activities. The consulting historic architect will monitor implementation of required protection measures and will provide reports and findings to the City as required.

**MM CR-1.2:** The historic architect shall establish a training program for construction workers involved in the project that communicates the importance of protecting historic resources. This program shall include information on recognizing historic fabric and materials, and directions on how to exercise care when working around and operating equipment near the historic structure, including storage of materials away from historic buildings. It shall also include information on means to reduce vibrations from demolition and construction, and monitoring and reporting any potential problems that could affect the historic resources in the area. The project sponsor shall be responsible for implementation of the training program, which shall be reviewed and approved by City staff.

**MM CR-1.3:** Monitoring will be conducted by the qualified historic architect and the project’s structural engineer for any relocation or rehabilitation activities where there is a potential for substantial damage to the historic house. The duration and intensity of the monitoring program will be determined by the project’s historic architect and will range from full-time monitoring to “as needed” inspections throughout construction or demolition operations. Monitoring reports shall be

submitted to the City's assigned staff on a periodic basis to be determined by City staff.

If, in the opinion of the project's structural engineer and historic architect, substantial adverse impacts to historic resources related to relocation or rehabilitation activities are found during construction, the monitoring team shall so inform the project sponsor, or sponsor's designated representative responsible for construction activities, as well as City staff within 24 hours. The project sponsor and the City shall consider the structural engineer and historical architect's findings and recommendations and mutually agree on corrective measures, which shall be carried out by the project sponsor.

*C. G. Duncan, Historic Preservation Consultant*, prepared a protection and relocation study for the proposed project, based on the proposed Phase I relocation and rehabilitation plan (Appendix B1).<sup>9</sup> Based on these recommendations, the following measures are included in the project.

**MM CR-1.4: Protection and Relocation, Phase I Construction Phasing:** The protection of the historic house and the temporary relocation procedures are intertwined such that the sequencing is a constituent element of the protection. Physical distance and an offset in the timing of demolition of the office building is the best protection for the historic house from damage associated with flying debris or from demolition equipment. Implementing one of the following relocation options is proposed for the "Phase I" relocation and rehabilitation of the 411 Lytton Avenue residence.

1. Relocation Phasing Option 1: Retain the house on its existing 411 Lytton Avenue site and demolish the existing two-story office building at 437 Lytton Avenue. The distance between the two structures creates a natural buffer for protection of the house. As demolition often causes flying debris, the windows on the north elevation shall be clad with minimum ½" plywood for physical protection. Following demolition of the office building, the house would be temporarily moved to the 437 Lytton Avenue site, the basement and foundation installed for the residence, and the house moved back to the 411 Avenue Lytton site.
2. Relocation Phasing Option 2: If the procedure identified in Relocation Option 1 is not feasible, prior to demolition of the two story commercial building at 437 Lytton Avenue, relocate the house to its receiver site. Excavate the new basement for the house, and construct foundation walls. Move the house back to

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<sup>9</sup> C. G. Duncan, Historic Preservation Consultant. *Protection and Relocation Study, 411 Lytton Avenue, Palo Alto, California*. July 21, 2015.

its original footprint and bolt it to the new foundation but refrain from constructing the addition and any rehabilitation activities. Protect the north facing windows as described above. Demolish the two-story office building at 437 Lytton Avenue after the house is relocated back to the 411 Lytton Avenue site.

**MM CR-1.5: Protection and Relocation, Phase II Construction:** In either case described in MM CR-1.4, at the start of construction for the new three-story mixed-use building, potentially harmful construction activities will be taking place directly adjacent to the historic house. The following recommendations for Phase II construction will protect historic resources during this phase.

1. Mount physical protection to the roof, and windows to protect the house from flying debris from above.
2. Apply all shoring and anti-vibration suggestions from a qualified engineer.
3. Do not construct the addition or attempt to do any rehabilitation work until the new three-story structure is closed in as a final protection measure.

**MM CR-1.6: Protection and Relocation, General Relocation Procedures:** The following general relocations recommendations will further protect historic resources during the temporary relocation process.

1. At a minimum, before starting, the house will be completely photo-documented by the moving contractor, under supervision of the consulting historic architect.
2. The site will be secured with fencing, and window and door openings will be covered with plywood to prevent intruders.
3. The site will be cleared of all shrubs and plant materials that would impede the relocation activity.
4. The house will be assessed for weak points that could fail during the move. Those areas will be braced, shored, or supported with an internal secondary stud wall depending on the structural condition requiring remediation. All temporary work of this kind will be reversible, additive, and will not destroy the historic fabric of the building.
5. The house will be moved in the largest sections possible and allowed by clearances on the route. The street facing porch may have to be parted from the main body of the house and moved separately or reconstructed.
6. Any house elements that are removed as part of the relocation will be given a unique identifying number, catalogued, stored in secure containers, preferably on site.
7. The house will be moved during an off hour period to minimize impacts to the street and surrounding neighbors.

8. The house, on its temporary site will be supported by temporary wooden cribbing. It will be elevated well above the ground to allow the moving contractor access for steel carrying beams and floor reinforcing if necessary. When the new foundations and basement are complete, the house will be relocated to its original site.

**MM CR-1.7: Protection and Relocation, Relocation Procedures for Specific Elements:** The following measures will further protect historic resources during the temporary relocation process.

1. Porch: If necessary, the porch will be dismantled in the largest pieces possible.
2. Windows: The windows are in good condition and can be moved in place. If it is determined that the motion associated with the relocation activity will cause damage, the window sash will be labeled, catalogued, removed and stored in secure containers for relocation to the new site.
3. Doors: Doors will be labeled, catalogued, removed and stored in secure containers for relocation to the new site.
4. Brick Chimney: The feasibility of moving the chimney with the house should be determined. If required, the house moving contractor will dismantle the chimney, and will clean and palletize the bricks. The interior mantle will be salvaged, and moved with the bricks. Based on experience, approximately 75 percent of the bricks might be salvaged. The architect, in conjunction with the house mover will determine the feasibility of reconstructing the chimney: however, at a minimum the geometry and historic character of the living room fire place should be retained because of the high integrity of the building.
5. Historic Elements: Further specifications for the protection of wood and other elements are included in the *Protection and Relocation Study* prepared by C.G. Duncan (Appendix B1).

**MM CR-1.8: Protection and Relocation, Rehabilitation Measures:** The following measures will further protect historic resources during the rehabilitation process.

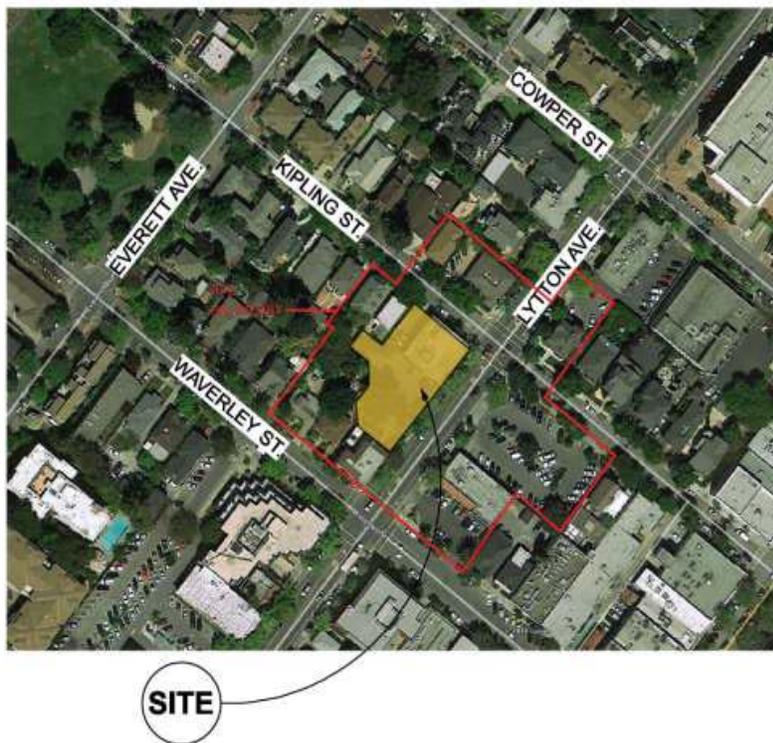
1. All work, will adhere to the Secretary of the Interior's Standards for the Treatment of Historic Properties, using the Rehabilitation Guidelines.
2. Retain the historic room configurations with the exception of the necessary changes for the rear addition.
3. Retain all historic flat plaster over lath, if possible.
4. If original wood floor material is found beneath new coverings inspect it for soundness, recoverability, and retain as much as possible. Replace deteriorated wood flooring with in-kind

material.

5. Retain all interior window and door trim, baseboards, and moldings.
6. Retain all historic door and window hardware.
7. If reconstruction of the front, street facing porch is necessary incorporate the salvaged historic columns, trim curved elements as much as possible. Where there is insufficient salvaged historic material, replace it with new in-kind material.
8. The foundation shall be constructed such that the house will retain its historic relationship to the surrounding finished grade.
9. If feasible, utilities shall enter the house from underground and be hidden.
10. As part of the bid qualifications, the contractor responsible for the rehabilitation work shall be versed in the Secretary of the Interior's Standards for the Treatment of Historic Properties, and be able to demonstrate previous experience in the rehabilitation of historic buildings.

#### 4.5.4.2 *Impacts to Historic Properties Off-Site*

An “Effects on Surrounding Historic Properties Report” was completed in February 2016 to evaluate the project’s impacts on historic resources near the project site (Appendix B5). The area reviewed consists of properties adjacent to 411-437 Lytton Avenue and properties on the blocks across the street from Kipling Street and Lytton Avenue, as shown in Figure 7, below.



**Figure 7:**  
411-437 Lytton Avenue Project  
Site and Area Evaluated for  
Potential Effects to  
Historic Resources

Source: C.G. Duncan, Figure 4  
Photo Source: Hayes Group Architects

The area of study includes historic, potentially historic, and non-historic properties. Research into the on-line City of Palo Alto parcel records cross referenced against the City's Master List of Properties on the Historic Inventory show six historic properties adjacent to the subject internal block (refer to Appendix B5):

- 340 Kipling Street: Deemed potentially eligible for the CRHR in 1998
- 344 Kipling Street: Deemed potentially eligible for the CRHR in 1998
- 405 Kipling Street: City of Palo Alto Category 4 Historic Resource
- 451-457 Kipling Street: Deemed potentially eligible for the CRHR in 1998
- 411 Lytton Avenue: City of Palo Alto Category 2 Historic Resource
- 385 Waverley Street: Deemed eligible for the NRHP in 1998; eligible for the CRHR due to the eligibility for the NRHP.

A residential building, 373-377 Waverly Street (constructed in 1923), is not included on Palo Alto's Historic Resource Inventory; however, the site survey visit suggested that this property may indeed be eligible for the CRHR.

The "Effects on Surrounding Historic Properties Report" focused on the effects of the project on the characteristics of historic properties near the project site (Appendix B5). On parcels adjacent to the 411- 437 Lytton Avenue project, any potential effects of the project would be indirect, as new construction could not potentially compromise the location, design, material, or workmanship components of historic integrity for these buildings. For that reason, the evaluation focused on the potential for the project to alter the setting and feeling of the historic buildings near the project site.

### **View and Setting**

Lytton Avenue is, by definition a mixture of historic and contemporary properties that have existed side by side for over forty years. The proposed project includes replacement of a non-historic commercial building at 437 Lytton Avenue with another of contemporary design. For the purpose of this evaluation, view is defined as the view from a historic property. Setting is the surrounding context that supports the property's historic significance.

All of the historic properties on Kipling Street (as well as the on-site historic cottage at 411 Lytton Avenue) have views of the proposed new mixed-use building. The Waverly Street properties will have obscured views across rear lot lines.

The Lytton Avenue District contains several historic properties; however, it is not a historic district, but rather an identified planning area with a design character containing individual historic properties whose historic character lies within the individual property boundary. Each historic property, unless the neighboring property is historic as well, has a view to a radically altered cityscape that developed well after the period of significance of the historic property. Because of this, the significance resides primarily within the individual property's lot lines, and less on the surrounding context. The context in which the historic properties reside is based on the Lytton Avenue Development Guidelines, with substantial changes since its implementation in 1969, and not on the characteristics of view and setting.

## Mass and Scale

Mass is the dimensional size and bulk of a building. Scale refers to the relative size of a building as perceived by the viewer. While the two story, non-historic office building will be demolished to make way for the new three story, mixed use building on the same site, the general character of the Lytton Avenue District is defined by buildings of varied mass and scales and will not be compromised. The proposed project is well within the mass and scale parameters established by other buildings of similar use in the District and also would not physically block views of the character defining features of the historic buildings from public viewpoints.

## Shadow Studies

As part of the ARB submission, the project architects submitted a series of shadow studies looking at the site from the north showing shadowing at the summer solstice (the sun at its highest angle), through the equinox, and to the winter solstice (sun at its lowest angle). Because of the site's solar orientation, no Waverly Street properties are affected, the on-site cottage at 411 Lytton Avenue is not affected, and the properties across Kipling Street are not affected.

The only period of time when the proposed project creates an effect beyond existing conditions is during the winter solstice between 9:00 a.m. and after 12:00 p.m. when the property at 344 Kipling Street receives additional shadowing. This condition; however, is not an adverse effect. This building does not include stained glass windows, atriums or gardens that are character defining historic features dependent on light, and the minor additional shading during this period would not adversely affect the eligibility of this building as a historic resource.

## Conclusion: Summary of Effects on Surrounding Historic Properties

Based on this analysis of setting, views, mass and scale, and shadow studies, that there are no adverse effects on the surrounding historic and potentially eligible historic properties as the result of this project. **[Less Than Significant Impact]**

- b., d. Would the project cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5? Would the project disturb any human remains, including those interred outside of formal cemeteries?*

Although existing and past development has altered the project site, there is always the potential to discover unknown cultural resources during site excavation. In the event any archaeological or human remains are discovered on the site, impacts would be potentially significant. Implementation of the following mitigation measures would reduce this impact to a less than significant level.

**MM CR-2.1:** In the event any significant cultural materials are encountered during construction grading or excavation, all construction within a radius of 50-feet of the find would be halted, the Director of Planning and Community Environment shall be notified, and the archaeologist shall examine the find and make appropriate recommendations regarding the significance of the find and the appropriate mitigation.

Recommendations could include collection, recordation and analysis of any significant cultural materials. A report of findings documenting any data recovered during monitoring shall be submitted to the Director of Planning and Community Environment.

**MM CR-2.2:** In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of section 7050.5 of the Health and Safety Code and the County Coordinator of Indian Affairs. No further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs in accordance with the provisions of state law and the Health and Safety Code. The Director of Planning and Community Environment shall also be notified immediately if human skeletal remains are found on the site during development.

- c. *Would the project directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?*

The proposed project is located in an urban area on alluvial soil materials. There are no known paleontological resources in the vicinity of the proposed project site. [**No Impact**]

#### **4.5.5            Conclusion**

With implementation of the mitigation measures included in the project, the proposed project would result in a less than significant impact on cultural and historic resources. [**Less Than Significant Impact with Mitigation Measures Included in the Project**]

## 4.6 GEOLOGY

The discussion in this section is based in part on a geotechnical investigation prepared by *Romig Engineers, Inc.*, in October 2014, which is attached to this Initial Study as Appendix C.

### 4.6.1 Geology and Soils Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i. Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,12
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,12
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,12
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,12
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,12
c. Result in substantial siltation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Be located on a geologic unit or soil that is unstable, or that will become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,12
e. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,12
f. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,12
g. Expose people or property to major geologic hazards that cannot be mitigated through the use of standard engineering design and seismic safety techniques?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,12

## **4.6.2 Existing Setting**

### **4.6.2.1 *Background and Topography***

The project site is located in the Santa Clara Valley, an alluvial basin, bound by the Santa Cruz Mountains to the west, the Hamilton/Diablo Range to the east, and the San Francisco Bay to the north. The Santa Clara Valley was formed when sediments derived from the Santa Cruz Mountains and the Hamilton/Diablo Range were exposed by continued tectonic uplift and regression of the inland sea that had previously inundated this area. Bedrock in this area is made up of the Franciscan Complex, a diverse group of igneous, sedimentary, and metamorphic rocks of Upper Jurassic to cretaceous age (70 to 140 million years old). Overlaying the bedrock in the vicinity are alluvial fan and fluvial sediments of Quaternary age.

The project site is approximately 56 feet above sea level. The project site and vicinity are located in an area that slopes very gently to the east and northeast.

### **4.6.2.2 *Faults and Seismicity***

The San Francisco Bay Area is an active seismic region. There are no mapped through-going faults across or adjacent to the site, and the site is not located in a State of California Earthquake Fault Zone, an area where the potential for fault rupture is considered probable. The closest active fault is the San Andreas Fault, located approximately 5.7 miles southwest of the property. Based on this distance, the likelihood of surface rupture occurring from active faulting at the site is low.

The faults considered most likely to produce large earthquakes in the area include the San Andreas, San Gregorio, Hayward, and Calaveras faults. The Hayward and Calaveras faults are located approximately 13 and 18 miles northeast of the site, respectively. The San Gregorio fault is located approximately 15 miles southwest of the site. With the relatively proximity of these faults, the site is likely to be subject to ground shaking during moderate to large earthquakes produced along these active fault zones.

### **4.6.2.3 *Soils and Groundwater***

An investigation by *Romig Engineers, Inc.* was completed in September 2014 that included subsurface exploration and laboratory analysis. The borings on site encountered medium-dense to very dense sand with various amounts of fines to the maximum depths explored, which ranged from 20.5 to 45 feet. Some interbedded strata of sandy lean clay and silt were also occasionally seen. Based on the soils encountered on site, the site could be subject to liquefaction, but soils would have a low plasticity and a relatively low potential for expansion.

Groundwater was not encountered during the subsurface exploration, but was seen at a depth of about 30 feet during a previous investigation in 2008. Groundwater levels can vary based on rainfall, landscaping, drainage patterns, and other factors. Historical high groundwater in the area is expected to be found at approximately 23 feet, with a fluctuation of up to 13 feet. Based on these records and the investigations, the highest projected groundwater is expected to be approximately 21 feet below ground surface.

### 4.6.3 Impacts Evaluation

- a., d., g. *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) rupture of a known earthquake fault, ii) strong seismic ground shaking, iii) seismic-related ground failure, or iv) landslides? Would the project be located on a geologic unit or soil that is unstable, or that will become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? Would the project expose people or property to major geologic hazards that cannot be mitigated through the use of standard engineering design and seismic safety techniques?*

The project site is located within the seismically-active San Francisco Bay region, but is not located within a mapped fault zone. There are no known earthquake faults crossing the site, therefore the likelihood of primary ground rupture is low. **[Less Than Significant Impact]**

The Association of Bay Area Governments (ABAG) has reported that the Working Group on California Earthquake Probabilities (2007) has estimated that there is a 63 percent probability that one or more major earthquakes would occur in the San Francisco Bay Area between before 2038. An earthquake occurring on any of the fault lines in the region may induce seismic ground shaking at the project site.

The proposed mixed-use building and the new foundation and basement for the single-family residence will be designed and constructed in accordance with state and City of Palo Alto building codes and standards to reduce damage from seismic activity. These conditions would require a final grading and drainage plan subject to review by the Department of Public Works prior to the issuance of any grading and building permits. As described in Appendix C, since excavation may encounter groundwater, specific geotechnical recommendations for design and construction may include shoring of the excavation for the below-grade parking, dewatering during construction, and waterproofing of the basement mat and walls, or other techniques as required by the City. **[Less Than Significant Impact]**

The proposed project site is located within an area subject to liquefaction. The proposed buildings would be constructed to meet the current California Building Codes and the City of Palo Alto Municipal Code and building standards. **[Less Than Significant Impact]**

According to the California Seismic Hazards Zone Map, the project site is not located within an earthquake induced landslide area. **[No Impact]**

Geologic hazards at the project site can be mitigated through the use of standard engineering design and seismic safety techniques. **[Less Than Significant Impact]**

- b., c., e. *Would the project result in substantial soil erosion or the loss of topsoil, or substantial siltation? Would the project be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?*

The project site is generally flat and not adjacent to any steep slopes. The project would require excavation for the basement garage to a depth of approximately 35 feet. The project

would be required to comply with the City of Palo Alto's conditions of approval to reduce erosion during demolition, grading, and excavation.

The soils on site have a relatively low potential for expansion, and construction of the new office building in conformance with the California Building Code and City of Palo Alto requirements would avoid risks associated with soil conditions. **[Less Than Significant Impact]**

- f. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

The project does not propose the use of septic tanks or alternative wastewater disposal systems, as it is located in a core urban area of Palo Alto. **[No Impact]**

#### **4.6.4**            **Conclusion**

The project would not result in significant geology and soil impacts. **[Less Than Significant Impact]**

## 4.7 GREENHOUSE GAS EMISSIONS

### 4.7.1 Greenhouse Gas Emissions Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3

### 4.7.2 Existing Setting

#### 4.7.2.1 *Background Information*

Unlike emissions of criteria and toxic air pollutants, which are discussed in *Section 4.3*, and have local or regional impacts, emissions of Greenhouse Gases (GHGs) have a broader, global impact. Global warming associated with the “greenhouse effect” is a process whereby GHGs accumulating in the atmosphere contribute to an increase in the temperature of the earth’s atmosphere over time. The principal GHGs contributing to global warming and associated climate change are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), and fluorinated compounds. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the transportation, industrial/manufacturing, utility, residential, commercial, and agricultural sectors.

An expanding body of scientific research supports the theory that global warming is currently affecting changes in weather patterns, average sea level, ocean acidification, chemical reaction rates, and precipitation rates, and that it will increasingly do so in the future. The climate and several naturally occurring resources within California could be adversely affected by the global warming trend. Increased precipitation and sea level rise could increase coastal flooding, saltwater intrusion, and degradation of wetlands. Mass migration and/or loss of plant and animal species could also occur.

The potential effects of global climate change that could adversely affect human health include more extreme heat waves and heat-related stress; an increase in climate-sensitive diseases; more frequent and intense natural disasters such as flooding, hurricanes and drought; and increased levels of air pollution.

#### **4.7.2.2      *Regulatory Information***

### **California Assembly Bill 32**

The Global Warming Solutions Act (Assembly Bill (AB) 32) was passed in California in September 2006 to address the State's contribution to global climate change. Assembly Bill 32 requires that GHG emissions in California be reduced to 1990 levels by 2020. The California Air Resources Board (CARB) approved the state's first Climate Change Scoping Plan in 2008. It proposed a comprehensive set of actions designed to reduce California's dependence on oil, diversify energy sources, save energy, and enhance public health, among other goals. Per AB 32, the Scoping Plan must be updated every five years to evaluate the mix of AB 32 policies to ensure that California is on track to achieve the 2020 greenhouse gas reduction goal.

In May 2014, CARB adopted an updated Scoping Plan document. The 2014 Update defines CARB's climate change priorities for the next five years and lays the groundwork to start the transition to the post-2020 goals set forth in Executive Orders S-3-05 and B-16-2012 (see below). The 2014 Update highlights California's progress toward meeting the "near-term" 2020 greenhouse gas emission reduction goals defined in the 2008 Scoping Plan and evaluates how to align the State's longer-term greenhouse gas reduction strategies with other State policy priorities, such as for water, waste, natural resources, agriculture, clean energy, and transportation and land use.

### **Executive Orders**

In addition to AB 32, Executive Order S-3-05 (EO S-3-05) established a reduction target of 80 percent below 1990 levels by 2050 and Executive Order B-16-2012 established benchmarks for increased use of zero emission vehicles and zero emission vehicle infrastructure by 2020 and 2025.

On April 29, 2015, Governor Edmund G. Brown Jr. issued Executive Order B-30-15, setting a new interim statewide greenhouse gas emission reduction target. The purpose of establishing the interim target is to ensure California meets its previously established target of reducing greenhouse gas emissions to 80 percent below 1990 levels by 2050, as set forth in Executive Order S-3-05 in 2005. Under Executive Order B-30-15, the interim target is to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030.

### **California Senate Bill 375**

Senate Bill 375 (SB 375), known as the Sustainable Communities Strategy and Climate Protection Act, was signed into law in September 2008. It builds on AB 32 by requiring CARB to develop regional GHG reduction targets to be achieved from the automobile and light truck sectors for 2020 and 2035 in comparison to 2005 emissions. The per capita reduction targets for passenger vehicles in the San Francisco Bay Area include a seven percent reduction by 2020 and a 15 percent reduction by 2035.

The Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG) adopted Plan Bay Area in July 2013 as part of SB 375 implementation. The strategies in the plan are intended to promote compact, mixed-use development close to public transit, jobs,

schools, shopping, parks, recreation, and other amenities, particularly within Priority Development Areas (PDAs) identified by local jurisdictions.

### **Bay Area 2010 Clean Air Plan**

The Bay Area 2010 Clean Air Plan (CAP) addresses air emissions in the San Francisco Bay Area Air Basin. One of the key objectives in the CAP is climate protection. The 2010 CAP includes emission control measures and performance objectives, consistent with the state's climate protection goals under AB 32 and SB 375, designed to reduce emissions of GHGs to 1990 levels by 2020 and 40 percent below 1990 levels by 2035.

### **BAAQMD Guidelines**

As discussed in the CEQA Guidelines, the determination of whether a project may have a significant effect on the environment calls for careful judgment on the part of the lead agency and must be based to the extent possible on scientific and factual data. The City of Palo Alto and other jurisdictions in the San Francisco Bay Area Air Basin often utilize the thresholds and methodology for greenhouse gas emissions developed by the BAAQMD.

### **City of Palo Alto Plans and Programs**

At the local level, the City's Comprehensive Plan includes a number of goals and policies to reduce its impact on global climate change through promoting energy efficiency and/or conservation, alternative modes of transportation, water efficiency, and specific building standards. In addition, the City adopted a *Climate Protection Plan* in December 2007 and a Green Building Ordinance updated on June 11, 2015. The Green Building Program applies to residential and non-residential private development projects (PAMC 16.14).

#### **4.7.3 Impacts Evaluation**

- a. *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

The proposed project would generate greenhouse gas emissions during construction and operation of the office and residential uses. The project is substantially below the BAAQMD greenhouse gas emissions screening thresholds for residential or office projects (i.e., 56 single-family houses or 53,000 square feet of office space), and the project would generate minimal new vehicle trips, once completed. Based on this, the project would be under the BAAQMD thresholds for GHG emissions, and additionally would comply with the City's green building requirements.

The BAAQMD guidelines and the City of Palo Alto do not suggest a threshold of significance for short-term construction-related GHG emissions. Based on the size of the project and the amount of construction-related activities necessary to complete the project, and implementation of Basic Construction Measures discussed in *Section 4.3 Air Quality*, the project would not make a cumulatively considerable contribution of greenhouse gas

emissions to cumulative greenhouse gas emissions, and, therefore, would result in a less than significant impact to greenhouse gas emissions. **[Less Than Significant Impact]**

b. *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

As discussed in *Section 4.7.2.2, Regulatory Information*, the State of California has adopted a Climate Change Scoping Plan. Greenhouse gas emissions are also addressed in the adopted 2010 CAP and Plan Bay Area. The CARB-approved Climate Change Scoping Plan outlines a comprehensive set of actions intended to reduce overall greenhouse gas emissions in California, improve the environment, reduce dependence on oil, diversify California's energy sources, save energy, create new jobs, and enhance public health. The Scoping Plan includes recommended actions for reducing greenhouse gas emissions. While the Scoping Plan focuses on measures and regulations at a statewide level, local governments play a key role in implementing many of the strategies contained in the Scoping Plan, such as energy efficient building codes, local renewable energy generation, and recycling programs.

Similarly, the 2010 CAP includes performance objectives, consistent with the state's climate protection goals under AB 32 and SB 375, designed to reduce emissions of greenhouse gases to 1990 levels by 2020 and 40 percent below 1990 levels by 2035. The 2010 CAP identifies a range of Transportation Control Measures, Land Use and Local Impacts Measures, and Energy and Climate Measures that make up the CAP's control strategy for emissions, including greenhouse gas emissions.

The project includes green building measures as required by the City of Palo Alto's green building program. These measures include, but are not limited to:

Residential Development:

- Meets or exceeds Build It Green, Green Point Rated (BIG GPR) minimum requirements and achieve 50 points for projects over 1,250 square feet,
- Must achieve BIG GPR minimum requirements and achieve 70 points + 1 point per additional 70 square feet over 2,500 square feet,
- Must meet the enhanced construction waste reduction at Tier 2 (75 percent of construction waste reduction),
- Must comply with the City's Electric Vehicle Charging Ordinance (multi-family projects).

Non-residential Development:

- Must comply with the California Green Building Standards Code Mandatory + Tier 2 requirements, as applicable to the scope of work,
- Must meet the commissioning requirements outlined in the California Building Code (CBC),
- 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.

- Must comply with potable water reduction Tier 2,
- Must be designed and installed to reduce irrigation water,
- Must install recycled water infrastructure and meters,
- Must meet Enhanced Construction Waste Reduction Tier 2,
- Must comply with the City's Electric Vehicle Charging Ordinance,

For these reasons, the project would be consistent with recommended actions in the Scoping Plan and control measures in the 2010 CAP related to energy efficient lighting and would not conflict with implementation of recommended actions in these plans intended to reduce greenhouse gas emissions by the year 2020 (and ultimately 2050).

Given that demolition and construction materials would be salvaged or recycled in conformance with City of Palo Alto requirements, and the project would meet Title 24 standards to reduce energy usage, construction and operation of the project would not contribute substantially to local or regional GHG emissions that have a cumulative significant effect on the global environment. **[Less than Significant Impact]**

#### **4.7.4            Conclusion**

The proposed project would not generate substantial new greenhouse gas emissions considered to have a significant impact on global climate change. Voluntary implementation of BAAQMD's recommended Basic Construction Mitigation Guidelines and compliance with green building requirements would further reduce impacts to greenhouse gas emissions to a less than significant level. **[Less Than Significant Impact]**

## 4.8 HAZARDS AND HAZARDOUS MATERIALS

The discussion in this section is based in part upon the following documents:

- Romig Engineers, Inc. *Phase I Environmental Site Assessment, Residential Building, 411 Lytton Avenue (APN 120-14-076), Palo Alto, California.* September 2011.
- Tom Edwards & Associates, Environmental Consulting. *Subject: LenderCheck Report Review for: 437 Lytton Avenue, Palo Alto, California.* June 19, 2013.

These reports are attached to this Initial Study in Appendix D.

### 4.8.1 Hazards and Hazardous Materials Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,13
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,13
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,13
d. Construct a school on a property that is subject to hazards from hazardous materials contamination, emissions, or existing release?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, will it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,15
f. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, will the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,14

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
g. For a project within the vicinity of a private airstrip, will the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,14
h. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,17
i. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	15
j. Create a significant hazard to the public or the environment from existing hazardous materials contamination by exposing future occupants or users of the site to contamination in excess of soil and groundwater cleanup goals developed for the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,13

#### 4.8.2 Background

Hazardous materials encompass a wide range of substances, some of which are naturally-occurring and some of which are man-made. Examples include motor oil and fuel, metals (e.g., lead, mercury, arsenic), asbestos, pesticides, herbicides, and chemical compounds used in manufacturing and other activities. A substance may be considered hazardous if, due to its chemical and/or physical properties, it poses a substantial hazard when it is improperly treated, stored, transported, disposed of, or released into the atmosphere in the event of an accident. Determining if such substances are present on or near project sites is important because exposure to hazardous materials above regulatory thresholds can result in adverse health effects on humans, as well as harm to plant and wildlife ecology.

Hazardous waste generators and hazardous materials users in the City are required to comply with regulations enforced by several federal, state, and county agencies. The regulations are designed to reduce the risk associated with the human exposure to hazardous materials and minimize adverse environmental effects. State and federal construction worker health and safety regulations require protective measures during construction activities where workers may be exposed to asbestos, lead, and/or other hazardous materials.

### **4.8.3**            **Existing Setting**

The proposed project site is located in downtown Palo Alto, and the existing buildings on site include a historic single-family residence at 411 Lytton Avenue and an office building at 437 Lytton Avenue.

A Phase I Environmental Site Assessment (ESA) was completed for 411 Lytton Avenue in September 2011 by *Romig Engineers, Inc.* The building was constructed in approximately 1900 and has been used as a residence since that time. No hazardous materials were identified on the site at 411 Lytton Avenue at the time of the survey, apart from materials such as paint and cleaning substances.

A hazardous materials database search was completed for the Phase I ESA, and the 411 and 437 Lytton Avenue addresses were not identified on any of the databases. Several hazardous materials sites were identified within 1,250 feet of the property in the downtown area, including former gas stations, drycleaners, and other leaking underground storage tank cleanup sites. These sites are either closed or in locations that should not pose a risk to the project site from contaminants in soil vapor or groundwater.

A database search was also completed to identify any nearby hazardous materials cases that may affect the site at 437 Lytton Avenue, which provided similar results to the 411 Lytton Avenue survey. An on-site survey of the office building was not completed for 437 Lytton Avenue.

Lead-based paint was commonly used in the construction of buildings prior to being phased out of regular use in California starting in 1978. Because 411 Lytton Avenue was constructed prior to this time, it may contain lead-based paint and it may also have been constructed with asbestos-containing materials (ACM). Based on the age of the buildings on the site, asbestos-containing materials and lead-based paint may have been used in construction materials.

### **4.8.4**            **Impacts Evaluation**

- a., b.    Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

The project proposes to construct or rehabilitate approximately 22,259 square feet of office and residential uses on the project site. There is a potential for the redevelopment on the site to include the minor use, storage, transport, or disposal of hazardous materials such as janitorial, landscaping, and maintenance chemicals. Future occupants and users of the site will be required to comply with federal, state, and local requirements for managing hazardous materials. Depending on the type and quantity of hazardous materials, these requirements could include the preparation of, implementation of, and training in the plans, programs, and permits prepared for the site, and compliance would be monitored and enforced during the permitting process for these activities.

Project construction would require the temporary use of heavy equipment, including excavation equipment. Construction would also require the use of hazardous materials

including petroleum products, lubricants, cleaners, paints, and solvents. These materials would be used in accordance with all federal, state, and local laws, as required by the City of Palo Alto. If used as directed, these materials would not pose a hazard to the environment or workers or persons in the vicinity. **[Less Than Significant Impact]**

### **Asbestos-containing Materials and Lead-Based Paint**

Hazardous materials contamination from asbestos-containing materials and lead-based paint remaining on the site could pose a risk to construction workers and adjacent uses during building demolition and/or renovation of the buildings on site. To reduce the potential for construction workers and adjacent uses to encounter hazardous materials contamination from ACMs and lead-based paint, the following measures are included in the project as conditions of approval to reduce hazardous materials impacts related to ACMs and lead-based paint.

#### **CONDITION HAZ-1.1:**

- In conformance with local, state, and federal laws, an asbestos building survey and a lead-based paint survey shall be completed by a qualified professional to determine the presence of ACMs and/or lead-based paint on the structures proposed for demolition. The surveys shall be completed prior to demolition work beginning on these structures.
- A registered asbestos abatement contractor shall be retained to remove and dispose of all potentially friable asbestos-containing materials, in accordance with the National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines, prior to building demolition that may disturb the materials. All construction activities shall be undertaken in accordance with Cal/OSHA standards, contained in Title 8 of the California Code of Regulations (CCR), Section 1529, to protect workers from exposure to asbestos. Materials containing more than one percent asbestos are also subject to Bay Area Air Quality Management District (BAAQMD) regulations.
- During demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Construction Standard, Title 8, CCR 1532.1, including employee training, employee air monitoring and dust control. Any debris or soil containing lead-based paint or coatings shall be disposed of at landfills that meet acceptance criteria for the waste being disposed.

*c., d. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? Would the project construct a school on a property that is subject to hazards from hazardous materials contamination, emissions, or existing release?*

The proposed project site not located within one-quarter mile of an existing or proposed public school, although day care facilities and other training schools are nearby. The nearest school (Addison Elementary School) is located over one-half mile approximately east of the project site. The proposed project would not emit hazardous emissions or handle hazardous materials, substances, or waste during operation. The project does not propose construction of a school. **[No Impact]**

e., j. *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to [Government Code Section 65962.5] and, as a result, would it create a significant hazard to the public or the environment? Would the project create a significant hazard to the public or the environment from existing hazardous materials contamination by exposing future occupants or users of the site to contamination in excess of soil and groundwater cleanup goals developed for the site?*

The proposed project site is not on a list of hazardous materials sites pursuant to Government Code Section 65962.5, and none of these sites are adjacent to the site (refer to Appendix D).<sup>10</sup> The proposed project would not create a significant hazard to the public or the environment from contamination in excess of soil and groundwater cleanup goals. **[Less Than Significant Impact]**

f., g. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

The closest airport to the project site, Palo Alto Airport, is located approximately 2.5 miles northeast of the project site. The project site is not located within the airport land use plan for the airport. The project would not affect any airport or result in a safety hazard for people working or residing in the project area. **[No Impact]**

h., i. *Would the project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

The development of the proposed project would not impair or interfere with implementation of the City's emergency response plans or any statewide emergency response or evacuation plans. The project is located in the downtown urban area, and therefore not subject to hazards from wildland fires.<sup>11</sup> **[No Impact]**

#### **4.8.5 Conclusion**

The project is not proposing new hazardous materials uses and is not located on a site contaminated with hazardous materials. Implementation of the required City of Palo Alto conditions of approval would reduce any potential impacts to a less than significant hazards and hazardous materials impact. **[Less Than Significant Impact]**

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<sup>10</sup> State Water Resources Control Board. Geotracker. Accessed July 29, 2015.

<sup>11</sup> California Department of Forestry and Fire Protection. *Fire Hazard Severity Zones – Santa Clara County*. October 8, 2008. [http://www.fire.ca.gov/fire\\_prevention/fhsz\\_maps\\_santaclara.php](http://www.fire.ca.gov/fire_prevention/fhsz_maps_santaclara.php). Accessed July 28, 2015.

## 4.9 HYDROLOGY AND WATER QUALITY

### 4.9.1 Hydrology and Water Quality Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there will be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells will drop to a level which will not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,11
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which will result in substantial erosion or siltation on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,16
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which will result in flooding on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,3,16,18
e. Create or contribute runoff water which will exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,18
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,3
g. Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,16,19
h. Place within a 100-year flood hazard area structures which will impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,16,19

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,3,17
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,17
k. Result in stream bank instability?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,17

#### 4.9.2 Existing Setting

The water quality of streams, creeks, ponds, and other surface water bodies can be greatly affected by pollution carried in contaminated surface runoff. Pollutants from unidentified sources, known as non-point source pollutants, are washed from streets, construction sites, parking lots, and other exposed surfaces into storm drains. Urban stormwater runoff often contains contaminants such as oil and grease, plant and animal debris (e.g., leaves, dust, animal feces, etc.), pesticides, litter, and heavy metals. In sufficient concentration, these pollutants have been found to adversely affect the aquatic habitats to which they drain.

Stormwater runoff water quality is regulated by the federal National Pollutant Discharge Elimination System (NPDES) program to control and reduce pollutants to water bodies from surface water discharge. Locally, the NPDES program is administered by the Bay Area Regional Water Quality Control Board (RWQCB). The RWQCB worked with cities and counties throughout the region to prepare and adopt a Regional Municipal Stormwater Permit (Regional Permit). This Regional Permit identifies minimum standards and provisions that the City of Palo Alto, as a permittee, must require of new development and redevelopment projects within the City limits. Compliance with the NPDES Regional Permit is mandated by state and federal statutes.

The project site is fully developed, and contains mostly impervious surfaces in the form of roofs, parking lots, driveways, and sidewalks. The site does not rely on groundwater for water supplies, and no wells are located on site. The project site is approximately one-quarter mile east of San Francisquito Creek.

#### 4.9.3 Impacts Evaluation

*a., f. Would the project violate any water quality standards or waste discharge requirements? Would the project otherwise substantially degrade water quality?*

The City's standard conditions of approval include a requirement that a project develop and implement best management practices (BMPs) to control erosion during construction and permanent features to treat stormwater runoff, such as swales. Compliance with the City's standard conditions of approval would ensure that adverse effects on water quality associated with stormwater runoff during construction and operation of the project are avoided.

The proposed project would be required to comply with all city, state, and federal standards and requirements pertaining to stormwater runoff and water quality. For these reasons, the project would result in a less than significant impact to water quality. [**Less Than Significant Impact**]

- b. *Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there will be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells will drop to a level which will not support existing land uses or planned uses for which permits have been granted)?*

The project is the construction of a mixed-use building and rehabilitation of an existing single-family house. Pervious surfaces on site are primarily located around the single-family house at 411 Lytton Avenue, in the back and side yards. The project site is fully developed, and the proposed project would not substantially change the amount of impervious surface on the site. The project would not deplete groundwater supplies or interfere with groundwater recharge.

The excavation for the proposed building basement would extend to up to 35 feet below grade, and based on the geotechnical investigation, will likely encounter groundwater as high as 23 feet below ground surface, requiring the dewatering of the excavation site. Standard conditions of the City's architectural review process require special procedures for dewatering. Specifically, a "Construction Dewatering Plan" must be submitted to Public Works for excavation activities that encounter groundwater or other water that needs to be removed from the excavation and disposed of into the City storm drain system. The plan must detail a system that will remove silt and other pollutants from this water in order to place clean water into the City storm drain system.<sup>12</sup>

The proposed basement construction may result in underground water flowing around portions of the basement. Since the basement would be designed to be watertight and no permanent dewatering system would be required, it is expected that the impact to groundwater flow would be less than significant. [**Less Than Significant Impact**]

- c., k. *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which will result in substantial erosion or siltation on-or off-site? Would the project result in stream bank instability?*

San Francisquito Creek is located approximately one-quarter mile to the west of the project site; however, the project is not in the floodplain of the creek and does not propose any alterations or impacts to the creek. The project would not cause stream bank instability in or near San Francisquito Creek. [**No Impact**]

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<sup>12</sup> City of Palo Alto, Public Works Engineering. Construction Dewatering System Policy and Plan Preparation Guidelines. <http://www.cityofpaloalto.org/civicax/filebank/documents/2727>. Accessed July 28, 2015.

- d. *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which will result in flooding on-or off-site?*

The proposed project would not significantly alter the existing drainage pattern of the site or area and does not include any alterations to a waterway. Implementation of Construction BMPs and erosion control measures would reduce surface runoff impacts during construction and project operation to a less than significant level. **[Less Than Significant Impact]**

- e. *Would the project create or contribute runoff water which will exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

New storm drains would be installed such that stormwater flows from 437 Lytton Avenue and portions of 411 Lytton Avenue would flow to stormwater treatment within the proposed basement garage on site. Stormwater flows on the south/west side of 411 Lytton Avenue would be retained on site. These improvements would not result in a significant impact due to their construction, and no other stormwater facilities would be required for project implementation.

The proposed project would not increase the amount of impervious surface or increase stormwater runoff that has the potential to exceed the capacity of existing stormwater drainage systems. **[Less Than Significant Impact]**

- g., i. *Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? Would the project place within a 100-year flood hazard area structures which will impede or redirect flood flows? Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*

According to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA), the project area is not located in a special flood hazard area subject to inundation by the one percent chance flood. The one percent annual flood (100-year flood), also known as the base flood, is the flood that has a one percent chance of being equaled or exceeded in any given year.<sup>13</sup> **[Less Than Significant Impact]**

Reservoirs whose failure would affect the City of Palo Alto include Felt Lake, Searsville Lake, Lagunita Reservoir, and Foothills Park. Based on the Palo Alto Comprehensive Plan and the Palo Alto Office of Emergency Services, the site is not within a dam failure inundation area.<sup>14</sup> **[Less Than Significant Impact]**

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<sup>13</sup> Federal Emergency Management Agency. *Flood Insurance Rate Map, Community Panel No. 060850010H*. Map. Effective Date: May 18, 2009.

<sup>14</sup> City of Palo Alto, Office of Emergency Services. *Threat and Hazard Identification and Risk Assessment Report*. August 2014.

j. *Would the project expose people or structures to inundation by seiche, tsunami, or mudflow?*

The project site is not subject to seiche, tsunami, or mudslide hazards. The California Department of Conservation provides tsunami inundation maps for the Bay Area. Based on the review of the maps for Santa Clara County, the project site is not located in an affected area. **[No Impact]**

#### **4.9.4            Conclusion**

With implementation of the best management practices, erosion control measures, conformance with the City of Palo Alto Municipal Code, the project would result in a less than significant impact to hydrology and stormwater quality. **[Less Than Significant Impact]**

## 4.10 LAND USE

### 4.10.1 Land Use Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9,10
d. Substantially adversely change the type or intensity of existing or planned land use in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3
e. Be incompatible with adjacent land uses or with the general character of the surrounding area, including density and building height?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3
f. Conflict with established residential, recreational, educational, religious, or scientific uses of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3
g. Convert prime farmland, unique farmland, or farmland of statewide importance (farmland) to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3

### 4.10.2 Existing Setting

The proposed project site is located in downtown Palo Alto, one block north of University Avenue, between Kipling and Waverly Streets.

The site is bordered by commercial and single-family residential uses and a City parking lot and commercial uses (convenience store) across Lytton Avenue to the southeast.

#### 4.10.2.1 *Comprehensive Plan*

The project site is currently designated *Community Commercial (CC)* in the City's Comprehensive Plan. This land use designation is defined as follows:

**Regional/Community Commercial:**

Larger shopping centers and districts that have wider variety goods and services than the neighborhood shopping areas. They rely on larger trade areas and include such uses as department stores, bookstores, furniture stores, toy stores, apparel shops, restaurants, theaters, and non-retail services such as offices and banks. Examples include Stanford Shopping Center, Town and Country Village, and University Avenue/Downtown. Non-residential floor area ratios range from 0.35 to 2.

**4.10.2.2      Zoning**

The project site is located within the *Downtown Commercial – Community with a Pedestrian Combining District (CD-C(P))* zoning district. This zoning district is defined as follows:

**Chapter 18.18 – Downtown Commercial District (CD):**

The CD downtown commercial district is intended to be a comprehensive zoning district for the downtown business area, accommodating a wide range of commercial uses serving city-wide and regional business and service needs, as well as providing for residential uses and neighborhood service needs. The CD commercial downtown district is specifically created to promote the following objectives in the downtown area of Palo Alto:

- (1) control the rate and size of commercial development;
- (2) preserve and promote ground-floor retail uses;
- (3) enhance pedestrian activity;
- (4) create harmonious transitions from the commercial areas to adjacent residential areas; and
- (5) where applied in conjunction with Chapter 16.49 of the Palo Alto Municipal Code, preserve historic buildings.

**Chapter 18.30(B)****Pedestrian Shopping (P) Combining District**

The pedestrian shopping combining district is intended to modify the regulations of the CN neighborhood commercial district, the CC community commercial district and the CD commercial downtown district in locations where it is deemed essential to foster the continuity of retail stores and display windows and to avoid a monotonous pedestrian environment in order to establish and maintain an economically healthy retail district.

**4.10.2.3      Palo Alto Downtown Urban Design Guide (1993)**

The concepts presented in this plan have the potential to enhance the quality of downtown and ensure that it retains its appeal and attraction. However, it is important to emphasize that this plan is intended to guide downtown development and amenities, and is not intended to be binding or regulatory in nature. Implementation of this plan is expected to occur over the long-term rather than the short-term.

The project is located within the Lytton Avenue District. The Lytton Avenue District goals include:

- (1) Promote Lytton Avenue as an enlivened mixed commercial and residential district;
- (2) Ensure that development respects the quick transition into the immediately adjacent Downtown North neighborhood, and protect these residential areas from incompatible encroachment of commercial buildings; and
- (3) Maintain and enhance the pleasing, tree-lined pedestrian qualities of Lytton Avenue.

#### **4.10.2.4      *Habitat Conservation Plan/Natural Community Conservation Plan***

There are two adopted Habitat Conservation Plans in Santa Clara County. The Santa Clara Valley Habitat Plan/Natural Community Conservation Plan (SCVHP), which encompasses a study area of 519,506 acres (or approximately 62 percent of Santa Clara County) and the Stanford University Habitat Conservation Plan. The project site is outside of the covered areas of both Habitat Conservation Plans.

#### **4.10.3      Impacts Evaluation**

- a.      *Would the project physically divide an established community?*

Development of the project would not substantially change the existing uses or circulation patterns of downtown Palo Alto. The proposed project, therefore, would not physically divide an established community. **[No Impact]**

- b.      *Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?*

The proposed uses and intensity of the project is consistent with the City of Palo Alto's Comprehensive Plan and zoning designation for the site, and it would replace, modify, and expand existing uses with similar uses. Since the project includes activities involving an historic property, mitigation measures have been included in the project to reduce impacts to a less than significant level, as described in *Section 4.5, Cultural Resources*. **[Less Than Significant Impact]**

- c.      *Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?*

The project site is in a developed urban area, and is not within the boundaries of the Santa Clara Valley Habitat Plan, Stanford Habitat Conservation Plan, or any other adopted habitat conservation plan or natural community conservation plan. **[No Impact]**

- d.      *Would the project substantially adversely change the type or intensity of existing or planned land use in the area?*

The proposed project would add two residential apartment units and approximately 6,000 square feet of additional office space on the site. Although this represents an increase in

development on the site, in the context of growth City-wide anticipated in the Comprehensive Plan and other regional planning, the change is minor. For these reasons, the proposed project would not substantially adversely change the type or intensity of existing or planned land use in the area. **[No Impact]**

- e., f. Would the project be incompatible with adjacent land uses or with the general character of the surrounding area, including density and building height? Would the project conflict with established residential, recreational, educational, religious, or scientific uses of an area?*

The proposed project would not be adding new uses to the area, and represents a small increase of residential and commercial office space on a downtown site. The project would add one story to an existing building, but would comply with zoning requirements for the site and the Urban Design Plan goals for the Lytton District. The project would not conflict with existing uses. **[Less Than Significant Impact]**

- g. Would the project convert prime farmland, unique farmland, or farmland of statewide importance (farmland) to non-agricultural use?*

The proposed project would not impact farmland of any type. **[No Impact]**

#### **4.10.4 Conclusion**

The proposed project would not result in a significant land use impact. **[Less Than Significant Impact]**

**4.11 MINERAL RESOURCES**

**4.11.1 Mineral Resources Environmental Checklist**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3

**4.11.2 Existing Setting**

Extractive resources known to exist in and near the Santa Clara Valley include cement, sand, gravel, crushed rock, clay, limestone, and mercury. The project site is located in downtown Palo Alto, and is not located within a Mineral Resource Zone area containing known mineral resources, nor is the project site within an area where they are likely to occur.

**4.11.3 Impacts Evaluation**

*a. – b. Would the project result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state or in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

The project site is in downtown Palo Alto, and is not located in an area containing known mineral resources. There are no known mineral recovery sites in the vicinity of the project site. **[No Impact]**

**4.11.4 Conclusion**

The project would not result in the loss of availability of known mineral resources. **[No Impact]**

## 4.12 NOISE

### 4.12.1 Noise Environmental Checklist

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3
b. Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,12
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,22
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, will the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,14
f. For a project within the vicinity of a private airstrip, will the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,14
g. Cause the average 24-hour noise level ( $L_{dn}$ ) to increase by 5.0 decibels (dB) or more in an existing residential area, even if the $L_{dn}$ would remain below 60 dB?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3
h. Cause the $L_{dn}$ to increase by 3.0 dB or more in an existing residential area, thereby causing the $L_{dn}$ in the area to exceed 60 dB?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3
i. Cause an increase of 3.0 dB or more in an existing residential area where the $L_{dn}$ currently exceeds 60 dB?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3
j. Result in indoor noise levels for residential development to exceed an $L_{dn}$ of 45 dB?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
k) Result in instantaneous noise levels of greater than 50 dB in bedrooms or 55 dB in other rooms in areas with an exterior $L_{dn}$ of 60 dB or greater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3
l) Generate construction noise exceeding the daytime background $L_{eq}$ at sensitive receptors by 10 dBA or more?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3

#### 4.12.2 Background

Noise may be defined as unwanted sound. Acceptable levels of noise vary from land use to land use. In any one location, the noise level will vary over time, from the lowest background or ambient noise level to temporary increases caused by traffic or other sources. State and federal standards have been established as guidelines for determining the compatibility of a particular use with its noise environment.

There are several methods of characterizing sound. The most common in California is the A-weighted sound level or **dBA**.<sup>15</sup> This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Because sound levels can vary markedly over a short period of time, different types of noise descriptors are used to account for this variability. Typical noise descriptors include maximum noise level ( $L_{max}$ ), the energy-equivalent noise level ( $L_{eq}$ ), and the day-night average noise level ( $L_{dn}$ ). The  $L_{dn}$  noise descriptor is commonly used in establishing noise exposure guidelines for specific land uses. For the energy-equivalent sound/noise descriptor called  $L_{eq}$  the most common averaging period is hourly, but  $L_{eq}$  can describe any series of noise events of arbitrary duration.

Although the A-weighted noise level may adequately indicate the level of environmental noise at any instant in time, community noise levels vary continuously. Most environmental noise includes a conglomeration of noise from distant sources which create a relatively steady background noise in which no particular source is identifiable.

Since the sensitivity to noise increases during the evening hours, 24-hour descriptors have been developed that incorporate artificial noise penalties added to quiet-time noise events. The Day/Night Average Sound Level,  $L_{dn}$  (sometimes also referred to as DNL), is the average A-weighted noise level during a 24-hour day, obtained after the addition of 10 dB to noise levels measured in the nighttime between 10:00 p.m. and 7:00 a.m. The Community Noise Equivalent Level (CNEL) is a 24-hour A-weighted noise level from midnight to midnight after the addition of five dBA to sound levels occurring in the evening from 7:00 p.m. to 10:00 p.m. and after the addition of 10 dBA to sound levels occurring in the night between 10:00 p.m. and 7:00 a.m.

<sup>15</sup> The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. All sound levels in this discussion are A-weighted, unless otherwise stated.

### 4.12.3 Existing Setting

The City's Comprehensive Plan has established outdoor noise environment land use compatibility guidelines for different land use categories. Noise levels of up to 60 dBA  $L_{dn}$  are considered "Normally Acceptable" for residential land uses, and noise levels of up to 70 dBA  $L_{dn}$  are considered "Normally Acceptable" for office and commercial land uses.

The proposed project site is located in an area with an existing noise level of approximately 60-65 dBA  $L_{dn}$  on maps N3 (Noise Exposure Contours) and N4 (Future Noise Contours) of the Palo Alto Comprehensive Plan (2007).

### 4.12.4 Impacts Evaluation

*a.,j.,k. Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? Would the project result in indoor noise levels for residential development to exceed an  $L_{dn}$  of 45 dB? Would the project result in instantaneous noise levels of greater than 50 dB in bedrooms or 55 dB in other rooms in areas with an exterior  $L_{dn}$  of 60 dB or greater?*

The project site is located in the developed urban area of downtown Palo Alto, with associated noise sources, primarily vehicular traffic along nearby roadways, aircraft overflights, and other urban noise sources such as mechanical equipment at nearby businesses and rooftops. Due to the downtown location of the project site, exterior noise levels may exceed the 60 dBA  $L_{dn}$  considered normally acceptable for residential uses.

As a City condition of approval, a report shall be prepared by a qualified acoustical engineer verifying that interior noise levels in the new residential unit would be reduced to 45 dBA  $L_{dn}$  or lower. This report shall be prepared prior to issuance of building permits and to the satisfaction of the Building Official. **[Less Than Significant Impact]**

*b. Would the project result in exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?*

The proposed project would include demolition, construction, and earthwork activities, including excavation for the basement parking garage. The groundborne vibration and noise generated by these activities would be temporary and would only occur during the construction phase of the project. There are, however, a number of older buildings nearby the project which could be affected by the vibration generated from the excavation and construction of the basement. The following mitigation measures would reduce this impact to a less than significant level.

The proposed project would include demolition, construction, and earthwork activities, including excavation for the basement parking garage at 437 Lytton Avenue. The groundborne vibration and noise generated by these activities would be temporary and would only occur during the construction phase of the project. These activities may produce ground-borne vibration that could adversely impact the buildings over 50 years in age in the

immediate vicinity (approximately 50 feet) of the project site. The following mitigation measures would reduce potential vibration effects to nearby structures to a less than significant level.

**MM NOISE-1.1:** A Construction Vibration Monitoring Plan shall be implemented to document conditions prior to, during, and after vibration generating construction activities. All Plan tasks shall be undertaken under the direction of a licensed Professional Structural Engineer in the State of California and be in accordance with industry accepted standard methods. The Construction Vibration Monitoring Plan shall include the following tasks:

- Identification of the sensitivity of nearby structures to groundborne vibration. Vibration limits shall be applied to all vibration sensitive structures located within 50 feet of the project.
- Performance of a photo survey, elevation survey, and crack monitoring survey for each structure within 50 feet of construction activities identified as sources of high vibration levels. Surveys shall be performed prior to any construction activity, in regular intervals during construction and after project completion and shall include internal and external crack monitoring in structures, settlement, and distress and shall document the condition of foundations, walls, and other structural elements in the interior and exterior of said structures.
- Development of a vibration monitoring and construction contingency plan to identify structures where monitoring would be conducted, set up a vibration monitoring schedule, define structure-specific vibration limits, and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions. Construction contingencies would be identified for when vibration levels approach the limits.
- At minimum, vibration monitoring shall be conducted during pavement removal, building demolition, and drilling activities. Monitoring results may indicate the need for more or less intensive measurements.
- If vibration levels approach limits, suspend construction and implement contingencies to either lower vibration levels or secure the affected structures.
- Designate a person responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site.
- Conduct post-survey on structures where either monitoring has indicated high levels or complaints of damage has been made. Make appropriate repairs or compensation where damage has occurred as a result of construction activities.

**MM NOISE-1.2:** The results of all vibration monitoring shall be summarized and submitted in a report to the Development Services Department and Planning and Community Environment shortly after substantial completion of each phase identified in the project schedule of the Construction Vibration Monitoring Plan. The report shall include a description of measurement methods, equipment used, calibration certificates, and graphics as required to clearly identify vibration-monitoring locations. An explanation of all events that exceeded vibration limits shall be included together with proper documentation supporting any such claims.

Short-term construction that complies with the avoidance and monitoring measures above would result in less than significant short-term vibration impacts. **[Less Than Significant Impact]**.

- c. *Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Implementation of the project would result in approximately 79 new daily vehicle trips, which would not result in a noticeable increase in traffic noise. Once constructed, operational noise of the project site would be similar to existing conditions. New mechanical equipment and exterior fans would be required to comply with the requirements of the Palo Alto Noise Ordinance requirements. **[Less Than Significant Impact]**

- d., 1. *Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? Would the project generate construction noise exceeding the daytime background  $L_{eq}$  at sensitive receptors by 10 dBA or more?*

Construction activities will result in temporary increases in local ambient noise levels and vibration from garage construction. Typical noise sources would include mechanical equipment associated with excavation, grading, and construction, which will be short term in duration. Standard conditions of approval would require the project to comply with the City's Noise Ordinance (City of Palo Alto 2013d), which restricts the timing and overall noise levels associated with construction activity. Specifically, the PAMC requires the following:

- No individual piece of equipment shall produce a noise level exceeding 110 dBA at a distance of 25 feet.
- The noise level at any point outside of the property plan of the project shall not exceed 110 dBA.
- Construction and delivery hours shall be limited to 8:00 a.m. to 6:00 p.m. Monday through Friday, and 9:00 a.m. to 6:00 p.m. on Saturday. Construction shall be prohibited on Sundays and holidays. Signs identifying these hours shall be posted at the site per the City Noise Ordinance.

Short-term construction that complies with the Noise Ordinance would result in less than significant impacts. **[Less Than Significant Impact]**.

The project includes a terrace on the second floor adjoining the office spaces. Small gatherings of people on the terrace during certain times of the day may increase the ambient noise levels for the adjacent residential properties. A condition of approval will limit the use of the terraces during certain times (daytime) of the day and week (weekdays).

Impacts related to the operation of the project with conditions of approval and in conjunction with the Noise Ordinance would result in less than significant impacts. **[Less Than Significant Impact]**.

*e-f. For a project located within an airport land use plan or, where such a plan has not yet been adopted, within two miles of a public use airport, would the project expose people residing or working in the project area to excessive noise levels? For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

The project site is located approximately 2.5 miles southwest of Palo Alto Airport and is not located within the noise contour for the airport. The project would not expose people to excessive noise levels from aircraft sources.<sup>16</sup> **[No Impact]**

*g.-i. Would the project cause the average 24-hour noise level ( $L_{dn}$ ) to increase by 5.0 decibels (dB) or more in an existing residential area, even if the  $L_{dn}$  would remain below 60 dB? Would the project cause the  $L_{dn}$  to increase by 3.0 dB or more in an existing residential area, thereby causing the  $L_{dn}$  in the area to exceed 60 dB? Would the project cause an increase of 3.0 dB or more in an existing residential area where the  $L_{dn}$  currently exceeds 60 dB?*

The project site is located in the developed urban area of downtown Palo Alto, and exterior noise levels may exceed the 60 dBA  $L_{dn}$  considered normally acceptable for residential uses. An increase of three dB in exterior noise levels at the site would require a substantial increase in traffic on nearby roadways. The project would add approximately 78 trips to the roadway system, which would not create a perceptible change in ambient noise levels after project construction. **[Less than Significant Impact]**

#### **4.12.5 Conclusion**

With compliance with City of Palo Alto Municipal Code, noise impacts would be less than significant. **[Less than Significant Impact]**

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<sup>16</sup> Santa Clara County Airport Land Use Commission. *Comprehensive Land Use Plan, Santa Clara County, Palo Alto Airport*. November 19, 2008.

## 4.13 POPULATION AND HOUSING

### 4.13.1 Population and Housing Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
d. Create a substantial imbalance between employed residents and jobs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
e. Cumulatively exceed regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2

### 4.13.2 Existing Setting

The project proposes to demolish the existing office building at 437 Lytton Avenue, and redevelop the site with a 19,917 square foot mixed-use building (13,522 square feet of office uses and two residential units on the upper floor). The project also includes modifications to a one-story single-family house at 411 Lytton Avenue, which has been identified as a Category 2 property in the City of Palo Alto's History Inventory.

### 4.13.3 Impacts Evaluation

*a.,d.,e. Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? Create a substantial imbalance between employed residents and jobs? Cumulatively exceed regional or local population projections?*

The proposed project would increase residential uses on the site by two units, and would construct approximately 6,000 square feet of new office uses. Implementation of the project would not result in substantial population growth that is not already anticipated by the Palo Alto Comprehensive Plan. **[Less Than Significant Impact]**

The proposed project would very slightly increase both residential and commercial uses, and would not contribute a worsening of the jobs/housing balance in the City. [**Less Than Significant Impact**]

The proposed project would increase residential uses on the site by two units. Implementation of the project would not exceed regional or local population projections, including those of the Association of Bay Area Governments (ABAG). [**Less Than Significant Impact**]

*b., c. Would the project displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?*

The single-family house at 411 Lytton Avenue would be vacated to construct a basement area, and following that, would be rehabilitated and expanded. The project would not result in displacement of a substantial number of residences and would not result the need to construct replacement housing. [**Less Than Significant Impact**]

#### **4.13.4        Conclusion**

The project would not induce unplanned growth or result in significant adverse impacts to the existing housing supply. [**Less Than Significant Impact**]

#### 4.14 PUBLIC SERVICES

##### 4.14.1 Public Services Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
1. Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,20
2. Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,22
3. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3
4. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3
5. Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3

##### 4.14.2 Existing Setting

Public facility services are provided to the community as a whole, usually from a central location or from a defined set of nodes. The resources base for delivery of the services, including the physical service delivery mechanisms, is financed on a community-wide basis, usually from a unified or integrated financial system. The service delivery agency can be a city, county, service or other special district.

##### 4.14.2.1 *Fire Services*

The City of Palo Alto Fire Department is located at City Hall at 250 Hamilton Avenue. The nearest fire station to the project site is Fire Station #1, located downtown at 301 Alma Avenue.

##### 4.14.2.2 *Police Services*

The Palo Alto Police Department (PAPD) provides law enforcement services within the City limits. The offices for the PAPD are located adjacent to City Hall at 275 Forest Avenue.

##### 4.14.2.3 *Public Schools*

All public schools in Palo Alto are operated by the Palo Alto Unified School District. Students

living at the project site would attend Addison Elementary School, Jordan Middle School, and Palo Alto High School. The current student generation rates for Palo Alto Unified School District are 0.90 students per unit for single-family units and 0.15 students per unit for apartments.<sup>17</sup> Based on these ratios, the existing residential units on the site (i.e., one single-family house) could be expected to generate up to one student.

#### **4.14.2.4      *Parks***

The City of Palo Alto has 29 neighborhood and district parks that total approximately 190 acres. Johnson Park is one block to the west of the project site.

#### **4.14.2.5      *Impact Fees***

The City established Impact Fees to be borne by new development to pay proportionately for Parks, Community Centers, Libraries, Public Safety Facilities, General Government Facilities, Housing, Traffic and Public Art. The project would be subject to payment of these fees prior to issuance of a building permit.

#### **4.14.3      Impacts Evaluation**

- a.      Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for public services?*

The proposed project is located in an urban area that is currently served by the City Police and Fire Departments. The project would not cause a substantial increase in population that would demand additional services. In addition, the conditions of approval for the project would contain requirements to address all fire prevention measures.

Standard conditions of approval require fees to address any increased need for community facilities, schools, and housing. Based on the student generation rates provided for Palo Alto Unified School District, the proposed project could generate approximately one to two students, an increase of one student over the maximum amount anticipated from the existing residential uses.

With payment of development impact fees for community facilities, schools, libraries, and parks, public services impacts would be less than significant.

#### **4.14.4      Conclusion**

The project would result in a less than significant impact to public services. **[Less Than Significant Impact]**

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<sup>17</sup> Cathy Mak, Chief Business Officer, Palo Alto Unified School District. Email to DJP&A. August 31, 2015.

## 4.15 RECREATION

### 4.15.1 Recreation Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,3
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1

### 4.15.2 Existing Setting

The City of Palo Alto has 29 neighborhood and district parks that total approximately 190 acres. These parks vary in size and features, but recreational facilities generally include playground and grass areas. The City also owns and manages several open space preserves, including Foothills Park, Baylands Preserve, and Pearson-Arastradero Preserve. Other parkland managed by the Midpeninsula Regional Open Space District is also located within the city limits.

Johnson Park is the closest park to the project site, one block to the west of the project site.

### 4.15.3 Impacts Evaluation

*a., b. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated? Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The approximately 6,100 square-foot increase in office space and the addition of two residential units is not expected to generate demand that would have a significant effect on existing recreational facilities. Development impact fees for parks and community facilities for the increase in floor area and residential units are required per City ordinance. **[Less Than Significant Impact]**

### 4.15.4 Conclusion

The project would not impact recreation facilities within the City of Palo Alto. **[Less Than Significant Impact]**

## 4.16 TRANSPORTATION/TRAFFIC

The discussion in this section is based in part on a transportation memorandum prepared by *Hexagon Transportation Consultants, Inc.*, in August 2015. This report is attached as Appendix E to this Initial Study.

### 4.16.1 Transportation Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,22
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,22
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,14
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,22
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,17,22
f. Result in inadequate parking capacity that impacts traffic circulation and air quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,22
g. Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., pedestrian, transit & bicycle facilities)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,22

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
h. Cause a local (City of Palo Alto) intersection to deteriorate below Level of Service (LOS) D and cause an increase in the average stopped delay for the critical movements by four second or more and the critical volume/capacity ratio (V/C) value to increase by 0.01 or more?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,22
i. Cause a local intersection already operating at LOS E or F to deteriorate in the average stopped delay for the critical movements by four second or more?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,22
j. Cause a regional intersection to deteriorate from an LOS E or better to LOS F or cause critical movement delay at such an intersection already operating at LOS F to increase by four seconds or more and the critical V/C value to increase by 0.01 or more?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,22
k. Cause a freeway segment to operate at LOS F or contribute traffic in excess of 1% of segment capacity to a freeway segment already operating at LOS F?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,22
l. Cause any change in traffic that would increase the Traffic Infusion on Residential Environment (TIRE) index by 0.1 or more?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,22
m. Cause queuing impacts based on a comparative analysis between the design queue length and the available queue storage capacity? Queuing impacts include, but are not limited to, spillback queues at project access locations; queues at turn lanes at intersections that block through traffic; queues at lane drops; queues at one intersection that extend back to impact other intersections, and spill back queues on ramps.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,22
n. Impede the development or function of planned pedestrian or bicycle facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,22
o. Impede the operation of a transit system as a result of congestion?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,22
p. Create an operational safety hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,22

#### **4.16.2            Existing Setting**

The project site currently is developed with one single-family residence and a two-story office building containing 7,426 square feet of space, which is currently occupied.

Surface parking is currently provided on the south and west of the office building and on the west side of the residence. A bus stop and bench is located on Lytton Avenue near the entrance to the office building parking lot.

#### **4.16.3            Impacts Evaluation**

*a. – b. Would the project 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 and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?*

#### **Proposed Project Activities**

The applicant proposes to demolish the existing office building at 437 Lytton Avenue, and redevelop the site with a 19,917 square foot mixed-use building (13,522 square feet of office uses and two residential units occupying 5,104 square feet on the upper floor). The project would also include renovation of a one-story single-family house at 411 Lytton Avenue, for a total of 2,342 square feet of residential space at that address.

Following implementation of the project, the total developed space on the overall site would be 22,259 square feet (13,522 square feet of office, and 8,658 square feet of residential uses), for a proposed increase in office space on the site of 7,733 square feet.

Parking for the proposed 437 Lytton Avenue office building would be provided in two subterranean parking levels accessible via a two-way driveway on Kipling Street. The existing site driveway on Lytton Avenue would be removed. The existing driveway for the 411 Lytton Avenue residence would remain, however the required parking for the house would be located in the subterranean garage.

#### **Trip Generation**

The net increase in development on the project site would result in a corresponding increase in vehicle trips. New trips that may be generated were calculated based on the trip generation rates published in the Institute of Transportation Engineers' (ITE) manual *Trip Generation, 9th Edition* (2012). The transportation memorandum used the trip generation rates for "General Office Building, (Land Use 710)" and "Single-Family Detached House (Land Use 210)." The vehicle trips generated by the existing office building at 437 Lytton Avenue were also estimated using the trip generation rates for "General Office Building."

As shown in Table 4.16-1, the project is estimated to generate 79 net new daily vehicle trips, with 10 net new trips occurring during the AM peak hour and 10 net new trips during the PM peak hour.

Table 4.16-1 Project Trip Generation Rates and Estimates												
Land Use		Size	Daily Trip Rates	Daily Trips	AM Peak Hour			PM Peak Hour				
					Peak Hour Rate <sup>1</sup>	In	Out	Total	Peak Hour Rate <sup>1</sup>	In	Out	Total
Existing Uses	Office Space <sup>1</sup>	7,426 square feet	11.03	82	1.56	11	1	12	1.49	2	9	11
	Single-Family Detached <sup>2</sup>	One unit	9.52	10	0.75	0	1	1	1.00	1	0	1
<b>Total Existing</b>				<b>91</b>		<b>11</b>	<b>2</b>	<b>13</b>		<b>3</b>	<b>9</b>	<b>12</b>
Proposed Uses	Office Space <sup>1</sup>	13,522 square feet	11.03	147	1.56	18	3	21	1.49	3	17	20
	Single-Family Detached <sup>2</sup>	1 unit	9.52	10	0.75							
	Apartments <sup>3</sup>	2 units	6.65	13	0.51	0	1	1	1.00	1	0	1
<b>Total Proposed Trips</b>				<b>170</b>		<b>18</b>	<b>5</b>	<b>23</b>		<b>5</b>	<b>17</b>	<b>22</b>
<b>Net New Project Trips:</b>				<b>79</b>		<b>7</b>	<b>3</b>	<b>10</b>		<b>2</b>	<b>8</b>	<b>10</b>
<b>Notes:</b>												
<sup>1</sup> Rates based on ITE Land Use Code 710 for (General Office).												
<sup>2</sup> Rates based on ITE Land Use Code 210 for (Single-Family Detached Housing), average rate.												
<sup>3</sup> Rates based on ITE Land Use Code 220 for (Apartments), average rate.												
<b>Source:</b> Institute of Transportation Engineers, Trip Generation, 9 <sup>th</sup> Edition (ITE). 2012												

Since the net new trips are minimal, no further traffic analysis was required by the City of Palo Alto.

The proposed project would increase office space by about 6,096 square feet, and therefore would not result in a substantial increase in employment. The project would not substantially increase traffic either during construction or after project completion. The project would not exceed a level of service standard established by any congestion management agency. **[Less Than Significant Impact]**

- c. *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

Palo Alto airport is located approximately 2.5 miles northeast of the project site. The project would not affect air traffic patterns. **[No Impact]**

*d.,e.,p. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)? Would the project result in inadequate emergency access? Would the project create an operational safety hazard?*

The project proposes to abandon the existing site driveway at 437 Lytton Avenue, and develop a two-way driveway on Kipling Street to access the below grade parking garage. The proposed office building driveway would serve 23 vehicles during the AM peak hour and 22 vehicles during the PM peak hour under project conditions, or an average of about one car per three minutes. The driveway at 411 Lytton Avenue would be retained. Based on these estimates, the driveway would function adequately, and the addition of project traffic easily would be accommodated.

The project does not include any other roadway improvements, modifications, or changes, and would not increase hazards due to design features or incompatible land uses. The project would be consistent with City of Palo Alto guidelines for sidewalk improvements, and would be reviewed by the Palo Alto Fire Department to ensure adequate emergency access.

With the proposed installation of mirrors in key locations in the underground garage assist drivers, the proposed project would not create an operational safety hazard. **[No Impact]**

*f. Would the project result in inadequate parking capacity that impacts traffic circulation and air quality?*

The parking for the proposed project was evaluated based on the City of Palo Alto parking code. The project site is located outside of the Downtown Parking Assessment District. Based on the City's requirements, all the parking spaces must be provided on site.

Based on the proposed site plan, parking for the mixed-use building at 437 Lytton Avenue and the residence at 411 Lytton Avenue would be provided in the underground parking garage. The requirement for office space is a minimum parking supply of one space per 250 square feet. Based on a proposed project size of 13,522 square feet of office space, City of Palo Alto parking standards require that the project provide a minimum of 54 parking spaces onsite for the office use. The proposed residential units on the third floor and the home at 411 Lytton Avenue each require two parking spaces. Therefore, the total required parking spaces for the proposed mixed-use development would be 60 spaces. The proposed underground parking garage would provide a total of 65 parking spaces with 16 regular parking spaces and 49 stacked spaces. For the proposed office development, the traffic engineer recommends that all the parking spaces be assigned parking. Assuming assigned spaces, stacked parking spaces for an office building can be considered acceptable.

The City's municipal code requires one bicycle parking space per 2,500 square feet for office use, split 80 percent long-term and 20 percent short-term, and one long-term bicycle parking space per unit for multi-family residential uses. This yields a minimum requirement of seven long-term bicycle spaces and one short-term space. The proposed project would provide

seven long-term bicycle parking spaces in the underground garage and two short-term spaces at street level, which exceeds the City's standards.

- g., n. Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? Would the project impede the development or function of planned pedestrian or bicycle facilities?*

Lytton Avenue provides bicycle lanes on both sides of the street. The bicycle lanes extend from Alma Street in the west to Middlefield Road in the east. Construction of the project would not interfere with the operation of the bicycle lanes on Lytton Avenue. The project proposes to provide six long-term and one short-term bicycle parking spaces.

The estimated bicycle trips generated by the project could be accommodated by the existing bicycle facilities around the study area. The project would not be in conflict with any adopted policies, plans, or programs supporting alternative transportation. The proposed project would not impede the development or function of bicycle facilities. **[No Impact]**

- h., i., j. Cause a local (City of Palo Alto) intersection to deteriorate below Level of Service (LOS) D and cause an increase in the average stopped delay for the critical movements by four second or more and the critical volume/capacity ratio (V/C) value to increase by 0.01 or more? Cause a local intersection already operating at LOS E or F to deteriorate in the average stopped delay for the critical movements by four second or more? Cause a regional intersection to deteriorate from an LOS E or better to LOS F or cause critical movement delay at such an intersection already operating at LOS F to increase by four seconds or more and the critical V/C value to increase by 0.01 or more?*

The proposed project would not result in impacts at local or regional intersections.

- k. Cause a freeway segment to operate at LOS F or contribute traffic in excess of 1% of segment capacity to a freeway segment already operating at LOS F?*

The proposed project would not result in impacts to freeway segments.

- l. Cause any change in traffic that would increase the Traffic Infusion on Residential Environment (TIRE) index by 0.1 or more?*

The proposed project would not increase the TIRE index by 0.1 or more.

- m. Cause queuing impacts based on a comparative analysis between the design queue length and the available queue storage capacity? Queuing impacts include, but are not limited to, spillback queues at project access locations; queues at turn lanes at intersections that block through traffic; queues at lane drops; queues at one intersection that extend back to impact other intersections, and spill back queues on ramps.*

The proposed project would not result in significant queuing impacts.

*o. Impede the operation of a transit system as a result of congestion?*

The proposed project would not impede the operation of a transit system.

**4.16.4 Conclusion**

The proposed project would not result in a significant impact to transportation or traffic. [**Less Than Significant Impact**]

## 4.17 UTILITIES AND SERVICE SYSTEMS

### 4.17.1 Utilities and Service Systems Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,23
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,23
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,18
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,3,23
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,24
g. Comply with federal, state and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,24
h. Result in a substantial physical deterioration of a public facility due to increased use as a result of the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3

### 4.17.2 Existing Setting

The City of Palo Alto Utilities (CPAU) is the only municipal utility in California that operates city-owned utility services that include electric, fiber optic, natural gas, water and sewer services. The project site is currently developed and electricity, gas, water, sanitary sewer, and solid waste collection services are provided to the site.

#### **4.17.2.1**      *Water Services*

The City's drinking water is provided by the City of Palo Alto Utilities (CPAU) and is purchased from the San Francisco Public Utility Commission, which obtains most of its water from the Hetch Hetchy system. The City also owns five groundwater wells, three of which are currently operational. The wells are available in case the Hetch Hetchy system cannot meet the City's needs in times of drought or emergency. Water lines are available in the area to serve the project site.

The City's Water Efficient Landscape Ordinance incorporates a set of standards that are applied to any new or renovated landscape for commercial, industrial, multi-family common area, or City Facility projects with 1,000 square feet or more of landscaped area. The ordinance requires projects to meet the requirements of the City's water efficiency standards before a building or grading permit is issued.

#### **4.17.2.2**      *Wastewater Services*

The CPAU is responsible for the existing wastewater collection system. There are existing sanitary sewer lines in the area that serve the project site.

The City of Palo Alto operates the Regional Water Quality Control Plant (RWQCP), a wastewater treatment plant, for the East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, and Stanford University. The RWQCP is on the shore of San Francisco Bay in Palo Alto adjacent to the Palo Alto Baylands Preserve. The RWQCP discharges treated wastewater effluent to a man-made channel, which empties into the southern reach of San Francisco Bay. In 2013, the plant treated an average of 18 million gallons per day (MGD) of wastewater during the dry season, well below its permitted dry-weather capacity of 39 MGD.<sup>18</sup>

#### **4.17.2.3**      *Storm Drainage*

The City's Department of Public Works Storm Drain Management Program is responsible for the approval, construction, and maintenance of the storm drain system in Palo Alto. The system consists of approximately 107 miles of underground pipelines, 2,750 catch basins, 800 manholes, and six pump stations. Local storm drains are designed to convey the runoff from a 10-year storm.<sup>19</sup>

Stormwater runoff from the existing site flows to a catch basin at the corner of Lytton Avenue and Kipling Street, and then to the storm drain line in Lytton Avenue. The site is within the San Francisquito Creek storm drain watershed of Palo Alto, which flows to San Francisco Bay. Pervious surfaces can be found in the yards around the single-family house at 411 Lytton Avenue, but the ground around the building at 437 Lytton Avenue is nearly all paved for parking and driveways.

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<sup>18</sup> Palo Alto Regional Water Quality Control Plan. *2015 Pollution Prevention Plan*. Available at: <http://www.cityofpaloalto.org/news/displaynews.asp?NewsID=1527&TargetID=65>. Accessed July 29, 2015.

<sup>19</sup> City of Palo Alto. Storm Drain System Facts and Figures. <http://www.cityofpaloalto.org/civicax/filebank/documents/2806>. Accessed July 30, 2015.

#### 4.17.2.4 *Solid Waste*

Solid waste collection and disposal services are provided under exclusive franchises overseen by the City of Palo Alto Public Works Department. The majority of the City's solid waste is taken to the Sunnyvale Materials Recovery and Transfer Station (SMaRT<sup>®</sup> Station) where recyclables and yard trimmings are recovered, processed and marketed. The remaining solid waste is sent to the Kirby Canyon Landfill, or several secondary landfills. The City has an agreement with Waste Management, Inc. to dispose of waste at Kirby Canyon until 2031. In 2013, residents of Palo Alto generated an average of 3.9 pounds of solid waste per person per day, with a diversion rate of 78 percent.<sup>20</sup>

The City's Construction and Demolition Ordinance (Chapter 5.24 of the PAMC) requires the diversion of construction and demolition waste from landfills. Under this ordinance project-related construction and demolition waste shall be diverted to an approved recycling/transformation facility or by salvage. The City passed the Construction and Demolition Debris Diversion Ordinance in 2004, and updated the ordinance in 2009. The ordinance requirements are currently enforced through the City's Green Building Program and require projects to salvage, and/or divert at least 75 percent of project debris from landfills.

#### 4.17.2.5 *Electricity and Natural Gas*

The CPAU is responsible for electricity and natural gas service in the City of Palo Alto. Electric lines and gas lines are present in the project area that currently serve the site.

#### 4.17.3 Impacts Evaluation

The project proposes an increase of one residential unit and approximately 6,100 square feet of new office space on the site.

- a. *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

The proposed project would not substantially increase the generation of wastewater on the project site, and would not exceed existing wastewater treatment requirements. **[Less Than Significant Impact]**

- b. *Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

The proposed project would not require or result in the construction of new water or wastewater facilities, since the increase in water use and wastewater generation would be minimal. **[Less Than Significant Impact]**

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<sup>20</sup> City of Palo Alto. Zero Waste Program, Progress Report.

<http://www.cityofpaloalto.org/gov/depts/pwd/zerowaste/about/progress.asp>. Accessed July 29, 2015.

- c. *Would the project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

New storm drains would be installed such that stormwater flows from 437 Lytton Avenue and portions of 411 Lytton Avenue would flow to a stormwater treatment system within the proposed basement garage on site. Stormwater flows on the south/west side of 411 Lytton Avenue would be retained on site. These improvements would not result in a significant impact to the environment due to their construction, and no other stormwater facilities would be required for project implementation. **[Less Than Significant Impact]**

- d. *Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

The proposed project would have sufficient water supplies, since the increase in water use would be minimal. **[Less Than Significant Impact]**

- e. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

The RWQCP would have sufficient capacity to serve the project, since the increase in wastewater generation would be minimal. **[Less Than Significant Impact]**

- f. - g. *Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? Would the project comply with federal, state and local statues and regulations related to solid waste?*

Solid waste generated by the proposed project would be hauled to the City's designated recycling facility in Sunnyvale. Unrecoverable refuse is transported to Kirby Canyon Landfill in San José for disposal. The proposed project would not generate additional solid waste beyond the capacity of the existing disposal facilities. **[Less Than Significant Impact]**

- h. *Result in a substantial physical deterioration of a public facility due to increased use as a result of the project?*

The project would not result in a substantial physical deterioration of a public facility due to increased use by the project. **[No Impact]**

#### **4.17.4 Conclusion**

The project would not result in any utility or service facility exceeding its current capacity or require the construction of new infrastructure or service facilities. **[Less Than Significant Impact]**

**4.18 MANDATORY FINDINGS OF SIGNIFICANCE**

**4.18.1 Mandatory Findings Environmental Checklist**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pages 13-94
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pages 13-94
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pages 13-94

**4.18.2 Impacts Evaluation**

- a. *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

The project would not result in significant impacts to aesthetics, agricultural resources, air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use, mineral resources, population and housing, public services, recreation, transportation, and utilities and service systems.

With the implementation of the mitigation measures included in the proposed project and described in the biological resources, cultural resources, and noise and vibration section of this Initial Study, the proposed project would not result in significant adverse environmental impacts. **[Less than Significant Impact with Mitigation Measures Incorporated in the Project]**

- b. *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

As identified elsewhere in this Initial Study, the potential environmental impacts from the proposed project are primarily limited to the construction period. It is possible that other proposed projects in the Downtown Palo Alto area have construction schedules that may be coincident with the project’s schedule, but the overlap is likely to be minimal, and the proposed project includes measures to minimize disturbance to adjacent land uses. **[Less than Significant Impact]**

- c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

Under this standard, a change to the physical environment that might otherwise be minor must be treated as significant if it would cause substantial adverse effects to humans, either directly or indirectly. This factor relates to adverse changes to the environment of human beings generally, and not to effects on particular individuals.

While changes to the environment that could indirectly affect human beings would be represented by all of the designated CEQA issue areas, those that could directly affect human beings include air quality and noise. Due to the short construction schedule and limited areal extent of the project, impacts to human beings resulting from construction-related air and noise impacts would be less than significant. No other direct or indirect adverse effects of the project on human beings have been identified. **[Less than Significant Impact]**

## Checklist Sources:

1. CEQA Guidelines - Environmental Thresholds (Professional judgment and expertise and review of project plans).
2. Palo Alto, City of. *Comprehensive Plan. 1998-2010.*
3. Palo Alto, City of. Municipal Code.
4. California Department of Transportation. *California Scenic Highway Mapping System.*
5. California Department of Conservation. *Santa Clara County Important Farmlands Map 2012.* Map. August 2014.
6. Bay Area Air Quality Management District. *CEQA Air Quality Guidelines.* Updated May 2012.
7. Arbor Resources. *Arborist Report, 437 Lytton Avenue, Palo Alto, California.* September 6, 2014.
8. Palo Alto, City of. *City of Palo Alto Tree Technical Manual,* City of Palo Alto. June 2001. <http://www.cityofpaloalto.org/civicax/filebank/documents/6436>
9. Santa Clara Valley Habitat Plan. (Santa Clara Valley Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP)).
10. Stanford University Habitat Conservation Plan. Study Area. <http://hcp.stanford.edu/studyarea.html>. Accessed June 21, 2015.
11. Historic reports prepared for project site by C.G. Duncan, PAST Consultants, and others.
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14. Santa Clara County Airport Land Use Commission. *Final Draft Comprehensive Land Use Plan, Palo Alto Airport.* November 19, 2008.
15. California Department of Forestry and Fire Protection. Fire Hazard Severity Zones – Santa Clara County. October 8, 2008
16. Federal Emergency Management Agency. *Flood Insurance Rate Map, Community Panel No. 060850010H.* Map. Effective Date: May 18, 2009.
17. Palo Alto, City of. Office of Emergency Services. *Threat and Hazard Identification and Risk Assessment Report.* August 2014.
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22. Hexagon Transportation Consultants, Inc. *Trip Generation Analysis and On-Site Circulation/Parking/Site Access Review for Mixed-Use Development at 411 and 437 Lytton Avenue in Palo Alto, California.* August 10, 2015.
23. Palo Alto Regional Water Quality Control Plan. *2015 Pollution Prevention Plan.*
24. Palo Alto, City of. Zero Waste Program, Progress Report. <http://www.cityofpaloalto.org/gov/depts/pwd/zerowaste/about/progress.asp>.

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### **Persons and Organizations Consulted**

Brad R. Ehikian, Ehikian & Company

Beverly Fields, Premier Property Management

Cathy Mak, Chief Business Officer, Palo Alto Unified School District. Email to DJP&A. August 31, 2015.

## **SECTION 6.0 LEAD AGENCY AND CONSULTANTS**

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### **LEAD AGENCY**

**City of Palo Alto**

*Department of Planning and Community Environment*

Sheldon S. Ah Sing, AICP

Matthew Weintraub, Planner, Historic Resources

### **CONSULTANTS**

**David J. Powers & Associates, Inc.**

*Environmental Consultants and Planners*

Nora Monette, Principal Project Manager

Judy Fenerty, Project Manager

Zach Dill, Graphic Artist

**C.G. Duncan**

Historic Architecture Consulting

**IV. DETERMINATION**

On the basis of the initial evaluation:

<p><b>I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.</b></p>	<p><input type="checkbox"/></p>
<p><b>I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.</b></p>	<p><input checked="" type="checkbox"/></p>
<p><b>I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.</b></p>	<p><input type="checkbox"/></p>
<p><b>I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect has been (1) adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.</b></p>	<p><input type="checkbox"/></p>
<p><b>I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.</b></p>	<p><input type="checkbox"/></p>

Shelam S. Et Singh  
Project Planner

22 Feb 2016  
Date

# **APPENDIX A**

## **Arborist Report**

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*411-437 Lytton Avenue Project  
Initial Study/Mitigated Negative Declaration*

**City of Palo Alto**

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# ARBOR RESOURCES

professional consulting arborists and tree care

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## **ARBORIST REPORT**

**437 LYTTON AVENUE**

PALO ALTO, CALIFORNIA

**Submitted to:**

Mr. Brad R. Ehikian  
Ehikian & Company  
3105 Woodside Road  
Woodside, CA 94062

**Prepared by:**

David L. Babby  
*Registered Consulting Arborist® #399*  
*Board-Certified Master Arborist® #WE-4001B*

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September 6, 2014

## TABLE OF CONTENTS

<b><u>SECTION</u></b>	<b><u>TITLE</u></b>	<b><u>PAGE</u></b>
1.0	INTRODUCTION .....	1
2.0	TREE COUNT AND COMPOSITION .....	2
3.0	REGULATED TREES .....	3
4.0	SUITABILITY FOR TREE PRESERVATION .....	4
5.0	TREE DISPOSITION .....	5
5.1	Tree Disposition Summary .....	5
5.2	Tree Removals .....	5
5.3	Retained Trees .....	5
6.0	TREE PROTECTION MEASURES .....	7
7.0	ASSUMPTIONS AND LIMITING CONDITIONS .....	11

## EXHIBITS

<b><u>EXHIBIT</u></b>	<b><u>TITLE</u></b>
A	TREE INVENTORY TABLE (three sheets)
B	SITE MAP (one sheet)
C	PHOTOGRAPHS (four sheets)

## 1.0 INTRODUCTION

Mr. Brad Ehikian of Ehikian & Company has retained me to prepare this *Arborist Report* in connection with the proposed redevelopment of **411 and 437 Lytton Avenue**, Palo Alto (APNs 120-14-075 and -076, respectively), located at the west corner of Lytton Avenue and Kipling Street. The project is titled 437 Lytton Avenue, and proposes demolishing an existing office building at 437 Lytton; constructing a new three-story, mixed-use building with two levels of underground parking in its place; and an addition to and remodel of the existing residence at 411 Lytton. Specific tasks assigned to perform are as follows:

- Visit the site, performed on 6/9/14, to identify **18 trees** that are either within the project site, along the street frontages, or overhang the site from a neighboring property. Trees inventoried within private property have trunk diameters greater than four inches at 12 inches above grade.
- Determine each tree's trunk diameter pursuant to the *City's Tree Technical Manual*<sup>1</sup> and the *Guide for Plant Appraisal, 9th Edition*<sup>2</sup> (diameters are rounded to the nearest inch).
- Estimate each tree's height and average canopy spread (rounded to the nearest fifth).
- Ascertain each tree's health and structural integrity, and assign an overall condition rating (e.g. good, fair, poor or dead).
- Determine each tree's suitability for preservation (e.g. high, moderate or low).
- Identify which trees are defined as "street" or "protected" per PAMC.
- Assign numbers to the trees in a sequential pattern, and show them on the site map in Exhibit B (a copy of the *Boundary and Topographic Survey*, Sheet C.1, by BGT Land Surveying, dated February 2014).
- Affix round-metal tags with corresponding, engraved numbers to the trunks or limbs of accessible trees, to include all but #1 and 18. For #18, the tag was affixed to the wood fence near its trunk.
- Obtain photographs; see Exhibit C.
- Review project plans dated 8/7/14 and 8/28/14 (emailed to me on 8/28/14), and the City's Urban Forestry Comments (emailed to me on 8/7/14).
- Develop protection measures to avoid or mitigate potential impacts to retained trees.
- Prepare a written report that presents the aforementioned information, and submit via email as a PDF document.

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<sup>1</sup> The *Tree Technical Manual* can be viewed at the following website address: [www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6436](http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6436).

<sup>2</sup> Authored by the Council of Tree & Landscape Appraisers, and published by the International Society of Arboriculture (ISA).

## 2.0 TREE COUNT AND COMPOSITION

**Eighteen (18) trees** of seven various species were inventoried for this report. They are sequentially numbered as **1 thru 18**, and their names, assigned numbers, counts and percentages are presented in the table below.

NAME	TREE NUMBER(S)	COUNT	% OF TOTAL
African sumac	15, 16	2	11%
Australian willow	2	1	6%
avocado	1	1	6%
camphor	3-7, 9, 18	7	39%
fern pine	8	1	6%
flowering pear	10, 11	2	11%
hawthorn	12-15	4	22%
	<b>Total</b>	<b>18</b>	<b>100%</b>

Specific information regarding each tree is presented within the table in **Exhibit A**. The trees' numbers and approximate locations can be viewed on the site map in **Exhibit B**, and photographs are presented in **Exhibit C**.

**Trees #2 thru 11** are **street trees** situated within planters along the public right-of-way, between the street curb and sidewalk. Trees #2 thru 9 are along Lytton Avenue, and #10 and 11 are along Kipling Street.

**Tree #2** fronts the neighboring southwestern property of 407 Lytton Avenue. **Tree #11** fronts the neighboring northeastern property of 348 Kipling Street.

**Tree #18's** trunk is situated on the **neighboring** northwestern property, immediately adjacent to the shared wood fence. Its canopy overhangs the subject site by approximately 15 feet.

**Tree #1** is on the 411 Lytton Avenue site, its trunk being about only eight inches from the foundation of the existing residence.

**Trees #12 thru 17** are located on the 437 Lytton Avenue site.

The following **eight trees** were **added** to the site survey (Sheet C.1) shown in Exhibit B, and their locations are only roughly approximate and should not be construed as having been surveyed: **#2, 6, 11-15 and 18**.

### **3.0 REGULATED TREES**

The PAMC **regulates** specific types of trees on public and private property for the purpose of avoiding their removal or disfigurement without first being reviewed and permitted by the City. Three categories of **regulated trees** include **protected trees** (PAMC 8.10), **street trees** (PAMC 8.04.020), and **designated trees**. Additional Information regarding “regulated” trees can be viewed on page xiii of the City’s *Tree Technical Manual*.

None are defined as a **protected tree**.

As previously mentioned, **trees #2 thru 11** are situated within the public right-of-way and defined as **street trees**.

The **designated tree** category can be enacted by the City and applied to any specific tree associated with a proposed development project. In the event the City qualifies a specific tree to this category, it may become provisioned to be saved and protected.

## 4.0 SUITABILITY FOR TREE PRESERVATION

Each tree has been assigned either a “high,” “moderate” or “low” suitability for preservation rating as a means to cumulatively measure their existing health, structural integrity, anticipated life span, available growing space, location, size, species and regulated status. A description of these ratings and assigned trees are presented below; the “good” category comprises **no trees**, the “moderate” category **eight trees**, and the “low” category **ten trees**.

**High:** Applies to **none**.

These trees appear healthy and structural stable; have no apparent, significant health issues or structural defects; present a high potential for contributing long-term to the site; and require only periodic care to maintain their longevity and structural integrity.

**Moderate:** Applies to **trees #2, 4, 8, 10, 12-14 and 18**.

These trees contribute to the site but at levels less than those assigned a good suitability, have health and/or structural issues that could potentially be reasonably addressed and properly mitigated, and frequent care is typically required for their remaining lifespan.

**Low:** Applies to **trees #1, 3, 5-7, 9, 11 and 15-17**.

These trees have serious or significantly weakened health and/or structural defects that are expected to worsen regardless of tree care measures employed (i.e. beyond likely recovery).

## 5.0 TREE DISPOSITION

### 5.1 Tree Disposition Summary

My review of the proposed design and City's Urban Forestry Comments reveals the following tree disposition:

- **Removals:** #2-10 and 12-17.
- **Retained in Place:** #1, 11 and 18.

### 5.2 Tree Removals

The City's comments specify **removing all street trees** aligning the frontage of project site, namely **#2 thru 9** along Lytton and **#10** along Kipling. On-site trees **#12 thru 17** are small and within the development footprint. All proposed removals are assigned a low or moderate suitability for preservation, and most all have poor health and/or structures.

Further City comments recommend **mitigating removals** along Lytton with new Cimmarron ash (*Fraxinus p.* 'Cimmarron') of 24-inch box size, spaced approximately 30 feet apart, and installed in accordance with the Public Work's Standard Detail #603a.<sup>3</sup> For Kipling, the comments recommend two new trees also be spaced 30 feet apart, and are assumed to be of 24-inch box size, and though not specified, possibly Cimmarron ash as well. Additional comments include incorporating an **alternative base course** to optimize rooting capacity and extending the life expectancy of surrounding sidewalk; e.g. Silva Cells ([www.deeproot.com](http://www.deeproot.com)) or CU-Structural Soil® ([www.amereq.com/pages/2/index.htm](http://www.amereq.com/pages/2/index.htm)), at a 36-inch depth, 15-foot length, and the entire sidewalk width. The comments also specify that all underground utilities are located at least ten feet from the trunks.

### 5.3 Retained Trees

Trees potentially retained include **#1, 11 and 18**. **Tree #1**, a non-regulated avocado, would likely be adequately protected, but is very close to the existing residence and may or may not significantly interfere with exterior improvements.

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<sup>3</sup> Public Works Standard Detail Drawing 603A: [www.cityofpaloalto.org/civicax/filebank/documents/27830](http://www.cityofpaloalto.org/civicax/filebank/documents/27830)

**Tree #11**, a regulated street tree, is situated in front of 348 Kipling, and its trunk is setback sufficiently from the property to be adequately protected during development. The only item to seemingly address is minor pruning of its canopy for site development (the section overhanging the underground garage ramp).

**Tree #18**, a non-regulated camphor, will require removal of limbs overhanging the site for construction of the proposed office building, and is subject to potential root loss during excavation of the underground garage. Further examination is needed to ultimately determine the feasibility of retaining and adequately protecting this tree, including evaluating the tree's condition from the neighboring side of the fence once ivy is removed from the tree.

## 6.0 TREE PROTECTION MEASURES

This section provides recommendations to potentially achieve protection of the trees #1, 11 and/or 18 throughout the development process. They should be carefully followed, and are subject to revision should plans be modified, additional plans reviewed, and/or further examination of tree #18. Please note that all referenced **distances from trunks** are intended to be from the closest edge (face of) of their outermost perimeter at soil grade.

1. **Recommendations** presented in the **previous section** should be followed and consideration part of this section, including the mitigation of removals.
2. The **Tree Protection Zone (TPZ)** is where all soil disturbance,<sup>4</sup> mass grading, finish-grading, swales, biowales, storm drains, equipment cleaning, bollards and lights, stockpiling and dumping of materials, and equipment/vehicle operation and parking must be avoided. For this project, I recommend the following TPZs, and where an impact encroaches slightly within a setback, it can be reviewed on a case-by-case basis by me (hereinafter “**project arborist**”) to determine appropriate mitigation measures.
  - a. **Tree #1:** The section of ground that is beyond the existing home's foundation and ten feet from the trunk.
  - b. **Tree #11:** The small planter surrounding and ten feet beyond the trunk.
  - c. **Tree #18:** The unpaved ground beneath its canopy, essentially, the planter between the parking lot and property fence.
3. The trunk locations, trunk diameters (shown as circles to scale), and assigned numbers of all trees should be **added** to the project plans.
4. All **existing, unused lines, pipes and vaults** within a TPZ should be **abandoned** and cut off at existing soil grade (rather than being dug up and causing root damage).
5. All new **utilities and services** should be routed beyond TPZs.

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<sup>4</sup> **Soil disturbance** mentioned in this report is intended to consist of, and not necessarily limited to, soil cuts, fill, scraping, compaction, trenching, overexcavation and subexcavation.

6. **Swales and biowales** should be established well beyond a TPZ.
7. **Route(s) of access** and the **staging area** should be established beyond a TPZ.
8. Per City requirements, **Sheet T-1**, followed by a copy of this entire report (**Sheets T-2, T-3**, etc.), shall be incorporated into the final set of project plans and titled (**Tree Protection Instructions**). The Sheet T-1 template and other forms can be viewed at [http://www.cityofpaloalto.org/gov/depts/ds/planning\\_review.asp#5](http://www.cityofpaloalto.org/gov/depts/ds/planning_review.asp#5). *Trees*.
9. **Tree protective fencing** could be installed for #1 and 18 to optimize protection; the perimeter fencing is adequate for protecting #11. It should be in place prior to demolition, and remain as such throughout construction. Sufficient fencing for these trees include chain link panels mounted in metal stands or concrete blocks.
10. **Wood chips** should be spread, prior to demolition, on unpaved ground beneath the canopies of trees #1 and 18. They should be **coarse** (e.g. ¼- to ¾-inch in size), and spread to a four- to five-inch layer beyond improvements, not piled against a trunk, and remain throughout construction.
11. The **removal of the existing curb** within #18's TPZ should be carefully performed to avoid excavating into the existing planter.
12. **Tree trunks** shall not be used as winch supports for moving or lifting heavy loads.
13. Any approved **digging or trenching** within a **TPZ** shall be **manually performed** without the use of heavy equipment or tractors operating on unpaved ground beneath canopies.
14. **Roots** with diameters of two inches and greater should not be damaged or cut without prior assessment by the **project arborist**. Should the work be authorized, the root shall be cleanly severed at 90-degrees to the angle of root growth, and the cut end either buried or covered with a plastic sandwich bag until the area is backfilled (and the bag removed before backfill occurs).

15. **Supplemental water** may be needed to help mitigate root loss/disturbance to #1 and/or 18 and the amount, frequency and methodology can be most effectively recommended near the time a demolition permit is obtained.
16. **Spoils** created during digging shall not be piled or spread on unpaved ground within a TPZ. If essential, spoils can be temporarily piled on plywood or a tarp.
17. The **disposal** of harmful products (such as cement, paint, chemicals, oil and gasoline) is prohibited beneath canopies or anywhere on site that allows drainage beneath or near TPZs. **Herbicides** should not be used with a TPZ; where used on site, they should be labeled for safe use near trees.
18. **Pruning** for all three trees should occur prior to demolition, to include establishing clearance from the existing residence, future office building, and vertical clearance of equipment for excavation of the underground garage and ramp. All **pruning** shall be performed by a California state-licensed tree service company (D-49 classification) that has an ISA (International Society of Arboriculture) certified arborist in a supervisory role, carries General Liability and Worker's Compensation insurance, and abides by ANSI Z133.1-2006 (Safety Operations). Pruning shall also be performed under the direction of the project arborist and in accordance with ANSI A300-2001 standards.
19. Great care must be taken by **equipment operators** to position their equipment to avoid the trunks and branches of trees, including the scorching of foliage. Where a conflict exists, I can be consulted to provide a feasible solution.
20. The placement and operation of a **pile driver or drill rig** should be planned ahead to avoid the need to remove significant limbs from trees otherwise planned for retention.
21. **Plant material** installed beneath tree canopies of all other trees should be at least 24 inches from their trunks.
22. **Irrigation and lighting features** (e.g. main line, lateral lines, valve boxes, wiring and controllers) should be established so that no trenching occurs within a TPZ. In the

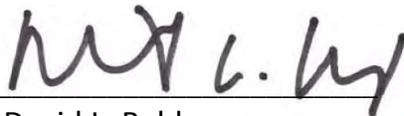
event this is not feasible, they may require being installed in a radial direction to a tree's trunk, and terminate a specific distance from a trunk (versus crossing past it).

23. **Tilling, ripping and compaction** within TPZs should be avoided.
  
24. Bender board or other **edging material** proposed beneath the canopies should be established on top of existing soil grade (such as by using vertical stakes).
  
25. The removal of existing **ivy and ground cover** within a TPZ should be **manually** performed.

## 7.0 ASSUMPTIONS AND LIMITING CONDITIONS

- All information presented herein covers only those trees that were examined, and reflects the size, condition and areas viewed during my observations on September 2, 2014.
- My observations were performed visually without probing, coring, dissecting or excavating. I cannot, in any way, assume responsibility for any defects that could only have been discovered by performing the mentioned services in the specific area(s) where a defect was located.
- The assignment pertains solely to trees listed in Exhibit A. I hold no opinion towards other trees on or surrounding the project area.
- I cannot provide a guarantee or warranty, expressed or implied, that deficiencies or problems of any trees or property in question may not arise in the future.
- No assurance can be offered that if all my recommendations and precautionary measures (verbal or in writing) are accepted and followed, that the desired results may be achieved.
- I cannot guarantee or be responsible for the accuracy of information provided by others.
- I assume no responsibility for the means and methods used by any person or company implementing the recommendations provided in this report.
- The information provided herein represents my opinion. Accordingly, my fee is in no way contingent upon the reporting of a specified finding, conclusion or value.
- The tree numbers shown on the site map in Exhibit B are intended to only roughly approximate a tree's location and should not be considered as surveyed.
- This report is proprietary to me and may not be copied or reproduced in whole or part without prior written consent. It has been prepared for the sole and exclusive use of the parties to who submitted for the purpose of contracting services provided by David L. Babby.
- If any part of this report or copy thereof be lost or altered, the entire evaluation shall be invalid.

Prepared By:



David L. Babby

Registered Consulting Arborist® #399

Board-Certified Master Arborist® #WE-4001B

Date: September 6, 2014



**EXHIBIT A:**

**TREE INVENTORY TABLE**

(three sheets)



## TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	TREE SIZE			TREE CONDITION			Suitability for Preservation (High/Moderate/Low)	REGULATED	
		Trunk Diameter (in.)	Tree Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		"Protected Tree"	"Street Tree"

1	avocado ( <i>Persea americana</i> )	12	45	30	70%	40%	Fair	Low		
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Comments: Inside fenced area. Base of trunk is about eight inches from existing building foundation. Canopy grows between house and adjacent two-story building, a condition that has formed a particularly narrow canopy for this species. Trunk leans away from the adjacent home, then ascends vertically (i.e. corrects itself) above the roof line.

2	Australian willow ( <i>Geijera parviflora</i> )	14	35	35	70%	30%	Fair	Moderate		X
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Comments: In front of adjacent building (407 Lytton). Formed by three codominants beginning nine feet high. Pruned fairly recently. Has an asymmetrical, elevated and mostly one-sided canopy out towards the street; can be regarded as having poor form. Has a large wound along trunk.

3	camphor ( <i>Cinnamomum camphora</i> )	13	25	20	30%	30%	Poor	Low		X
---	---	----	----	----	-----	-----	------	-----	--	---

Comments: Girdling root along street side. Has poor form and a very sparse canopy. Poor condition.

4	camphor ( <i>Cinnamomum camphora</i> )	17	35	30	50%	40%	Poor	Moderate		X
---	---	----	----	----	-----	-----	------	----------	--	---

Comments: Has a pronounced lignotuber about twice or more the trunk diameter. New walk surrounding trunk. Massive, surfaced buttress roots grow parallel to street curb.

5	camphor ( <i>Cinnamomum camphora</i> )	11	50	30	30%	40%	Poor	Low		X
---	---	----	----	----	-----	-----	------	-----	--	---

Comments: Poor form and health. Canopy is mostly one-sided away from #4, and is highly elevated. Rock serves as groundcover throughout planter.

6	camphor ( <i>Cinnamomum camphora</i> )	16	40	35	20%	30%	Poor	Low		X
---	---	----	----	----	-----	-----	------	-----	--	---

Comments: Tree is very sparse and highly-stressed. Trunk abuts and has cracked adjacent curb. Has a highly elevated canopy. River rock serves a groundcover throughout planter.



## TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	TREE SIZE			TREE CONDITION			Suitability for Preservation (High/Moderate/Low)	REGULATED	
		Trunk Diameter (in.)	Tree Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		"Protected Tree"	"Street Tree"
7	camphor ( <i>Cinnamomum camphora</i> )	16	30	30	30%	40%	Poor	Low		X
<p>Comments: Alongside existing building. Trunk has outgrown narrow, rectangular planter. River rock serves as groundcover throughout planter.</p>										
8	fern pine ( <i>Podocarpus gracilior</i> )	9	35	20	70%	40%	Fair	Moderate		X
<p>Comments: River rock serves as groundcover throughout planter. Structure formed by three leaders at eight feet high, and the canopy is narrow. Alongside existing building.</p>										
9	camphor ( <i>Cinnamomum camphora</i> )	14	35	25	20%	30%	Poor	Low		X
<p>Comments: River rock serves as groundcover throughout planter. Alongside existing building. Has a mostly one-sided canopy. Very poor health condition and structure.</p>										
10	flowering pear ( <i>Pyrus calleryana</i> )	6	25	15	70%	50%	Fair	Moderate		X
<p>Comments: Relatively new install. River rock around trunk's base. Adjacent pad is raised, not from this small tree (likely a prior one). Has a small wound along the lower trunk (street side).</p>										
11	flowering pear ( <i>Pyrus calleryana</i> )	20	30	45	60%	30%	Poor	Low		X
<p>Comments: Has outgrown small rectangular planter. Adjacent concrete pad is raised by roots. Large past cuts along lower trunk area. Part of a buttress root grows over curb. In front of 348 Kipling. Below high-voltage wires, with phone, cable and low-voltage wires through canopy. Trunk bifurcates into multiple leaders at eight feet high. Has been reduced in height. Canopy overhangs site by 15 feet.</p>										
12	Paul's Scarlet hawthorn ( <i>Crataegus laevigata</i> )	4	15	15	50%	40%	Poor	Moderate		
<p>Comments: Vinca around trunk's base.</p>										



## TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	TREE SIZE			TREE CONDITION			Suitability for Preservation (High/Moderate/Low)	REGULATED	
		Trunk Diameter (in.)	Tree Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		"Protected Tree"	"Street Tree"
13	Paul's Scarlet hawthorn ( <i>Crataegus laevigata</i> )	5	20	15	60%	40%	Fair	Moderate		
<p>Comments: Vinca around trunk's base. Has an old wound along trunk.</p>										
14	Paul's Scarlet hawthorn ( <i>Crataegus laevigata</i> )	4	15	10	50%	40%	Poor	Moderate		
<p>Comments: Vinca around trunk's base. Asymmetrical canopy.</p>										
15	Paul's Scarlet hawthorn ( <i>Crataegus laevigata</i> )	4	20	10	50%	30%	Poor	Low		
<p>Comments: Sparse, asymmetrical canopy and crowded-growing conditions alongside building.</p>										
16	African sumac ( <i>Rhus lancea</i> )	10	20	35	50%	30%	Poor	Low		
<p>Comments: Has a low canopy and very poor form. Broken branch hanging from lower canopy.</p>										
17	African sumac ( <i>Rhus lancea</i> )	7	20	20	50%	30%	Poor	Low		
<p>Comments: Topped before. Low, asymmetrical and mostly one-sided canopy over parking lot.</p>										
18	camphor ( <i>Cinnamomum camphora</i> )	12	40	35	60%	60%	Fair	Moderate		

Comments: On neighboring property, trunk is immediately adjacent to shared fence. Trunk is covered by ivy. Has a large, mostly closed wound along lower trunk. Canopy overhangs site by about 20'. Lower trunk and much of tree is not visible due to the fence and amount of ivy.

**EXHIBIT B:**

**SITE MAP**

(one sheet)

MAP OF PJ MARTIN'S SUBDIVISION OF BLOCK 31 UNIVERSITY PARK  
BOOK E MAPS PAGE 143

**NOTES:**  
BGT DID NOT RECEIVE A TITLE REPORT COVERING THE SUBJECT PROPERTY; THEREFORE ANY EASEMENTS OF RECORD AFFECTING IT COULD NOT BE PLOTTED HEREON.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

SURVEY PERFORMED BY: BGT LAND SURVEYING  
www.bgtlandsurveying.com

DATE OF FIELD SURVEY: JANUARY 31, 2014  
JOB NUMBER: 14-029

**LEGEND**

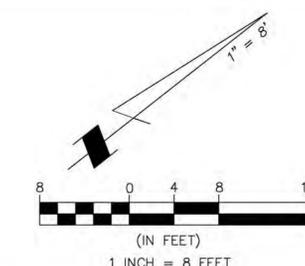
- AC ASPHALT CONCRETE
- BW BACK OF WALK
- CB CATCH BASIN
- C/L CENTERLINE
- CMP CORRUGATED METAL PIPE
- CD CAST IRON PIPE
- CP CLEAN OUT BOX
- CPP SURVEY CONTROL POINT
- CPV CORRUGATED PLASTIC PIPE
- CTV CABLE TELEVISION LINE
- EM ELECTRIC METER
- EV ELECTRIC VAULT
- FF FINISHED FLOOR
- FL FLOWLINE
- FM FIRE HYDRANT
- GM GAS METER
- GRD GROUND
- GUY GUY ANCHOR
- GV GAS VALVE
- HCR HANDICAP RAMP
- HVE HIGH-VOLT ELECTRIC
- INV INVERT
- IP IRON PIPE
- JP JOINT POLE
- KV KILOVOLT
- LAT LATERAL
- LG LIP OF GUTTER
- MH (TYPE UNKNOWN)
- PACBELL/SBC VAULT
- PGE PGE VAULT
- PIV POST INDICATOR VALVE
- PP POWER POLE
- SDMH STORM DRAIN MANHOLE
- SLB STREET LIGHT
- SLV STREET LIGHT VAULT
- SSV SANITARY SEWER VAULT
- SSV SANITARY SEWER VAULT
- TBC TOP BACK OF CURB
- TBM TEMPORARY BENCHMARK
- TS TRAFFIC SIGNAL
- TSB TRAFFIC SIGNAL BOX
- UNK UNKNOWN TYPE
- VCP VITRIFIED CLAY PIPE
- WBF WATER BACK FLOW VALVE
- WM WATER METER BOX
- WV WATER VALVE
- C- CABLE TELEVISION LINE
- E- ELECTRICAL LINE
- G- GAS LINE
- OH- OVERHEAD LINE
- SD- STORM DRAIN LINE
- SS- SANITARY SEWER LINE
- T- TELEPHONE LINE
- W- WATER LINE

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON TAKEN FROM THE PARCEL MAP BY BGT WHICH WAS FILED FOR RECORD IN BOOK 839 OF MAPS, PAGES 54-55. CURB SPLITS WERE HELD ON KIPLING AND WAVERLY STREETS IN ORDER TO ESTABLISH BLOCK PERIMETER BOUNDARIES IN RELATION TO THE RIGHT OF WAY LINES OF LYTTON AND EVERETT PER SAID MAP.

**BENCHMARK**

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM PER A GPS SURVEY.



www.bgtlandsurveying.com

**BGT LAND SURVEYING**  
1729 S. Amphlett Blvd., Suite 205 - San Mateo, CA 94402  
Main (650) 212-1030 bgtland@bgtlandsurveying.com

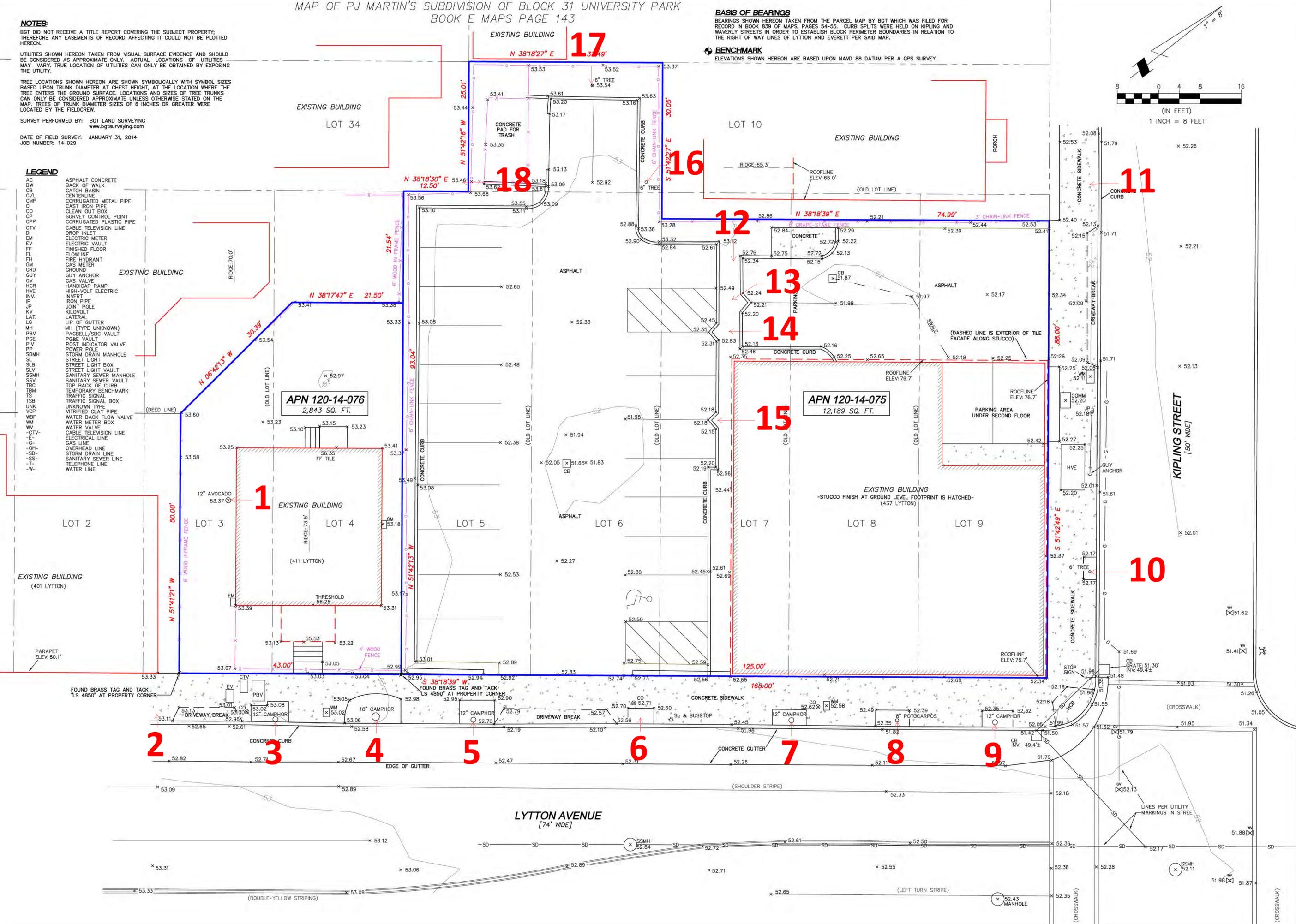
LICENSED LAND SURVEYOR  
BRYAN G. TAYLOR  
NO. 7551  
EXP. 12/31/15  
STATE OF CALIFORNIA

Assessor Parcel Number:  
120-14-076  
120-14-075

Prepared For:  
EHIKIAN & CO.  
3105 WOODSIDE ROAD  
WOODSIDE, CA 94062

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
 PORTION OF LOTS 3-10 "MAP OF PJ MARTIN'S SUBDIVISION OF BLOCK 31 OF UNIVERSITY PARK" (E MAPS 143)  
**411 & 437 LYTTON AVENUE**  
 PALO ALTO, COUNTY OF SANTA CLARA, CALIFORNIA

Date: FEB. 2014  
Scale: 1" = 8'  
Contour Interval: 1'  
Drawn: LHL  
Drawing Number:  
**C.1**  
Job No. 14-029



**EXHIBIT C:**  
**PHOTOGRAPHS**  
(four sheets)

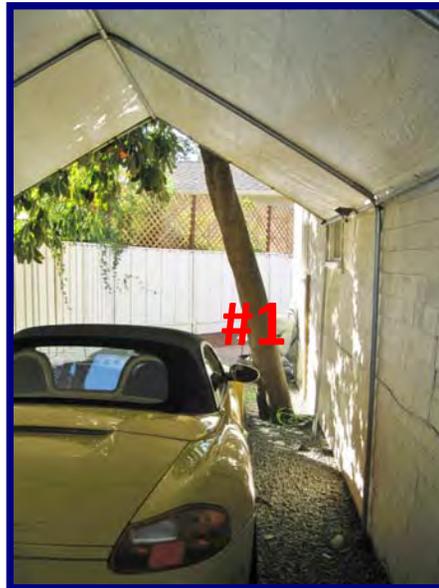
**Photo Index**

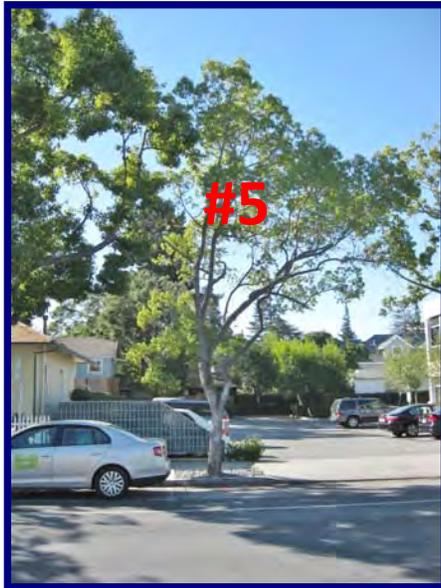
**Page C-1:** Tree #1 thru 4

**Page C-3:** Trees #10 thru 15

**Page C-2:** Trees #5 thru 9

**Page C-4:** Trees #16 thru 18









# APPENDIX B

## Historic Architecture Reports

- **Appendix B1:** C. G. Duncan, Historic Preservation Consultant. *Protection and Relocation Study, 411 Lytton Avenue, Palo Alto, California.* July 21, 2015.
- **Appendix B2:** PAST Consultants, LLC. “Re: Secretary of the Interior’s Standards Review (SISR) for 411 Lytton Ave., Palo Alto, CA, APN. 120-014-076.” March 13, 2015.
- **Appendix B3:** California Department of Parks and Recreation, Primary Record (DPR Form). 411 Lytton Avenue. February 23, 2000.
- **Appendix B4:** C. G. Duncan, Historic Preservation Consultant. *437 Lytton Avenue, Historic Resource Evaluation Report.* February 18, 2016.
- **Appendix B5:** C. G. Duncan, Historic Preservation Consultant. *411-437 Lytton Avenue, Effects on Surrounding Historic Resources Report.* February 18, 2016.

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### *411-437 Lytton Avenue Project Initial Study/Mitigated Negative Declaration*

**City of Palo Alto**

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**C. G. DUNCAN**  
**HISTORIC PRESERVATION CONSULTANT**

411 Lytton Avenue  
Alto, California

**PROTECTION AND RELOCATION STUDY**

July 21, 2015

***Introduction***

C. G. Duncan Historic Preservation Consulting has been asked by Judy Fenerty of David J. Powers & Associates, Inc. to prepare the following report for the historic house at 411 Lytton Avenue. The subject building is a one story wood framed house, built in 1901, currently standing in a mixed commercial / residential area of Palo Alto. This report will recommend protection procedures and materials as well as recommended treatments needed for moving the structure.

To prepare this report, Charlie Duncan visited and toured the house and its surrounding site accompanied by Judy Fenerty on July 6<sup>th</sup>, 2015. In addition, C. G. Duncan received and reviewed numerous project background files including but not limited to: Department of Parks and Recreation forms by Dames and Moore (Michael Corbett), various Planning Department assessments and recommendations for property listing, City Council Action for historic resource designation, Secretary of the Interior's Standards project review report by Past Consultants, City of Palo Alto Project Review Comments, and various proposed project documents by Hayes Group Architects.

It is our understanding that the proposed project includes a merger of the lots at 411 and 437 Lytton Avenue. A new four story commercial building will be constructed on the 437 address to the north of and adjacent to the historic house. The house will be incorporated into the overall site design and will be rehabilitated with a small rear addition, maintaining its original use as a residence.



*East (street) elevation*

### ***Historical Status***

The property at 411 Lytton Avenue was listed for inclusion on the City of Palo Alto's Historic Inventory List by vote of the City Council on January 13, 2014 as a Category 2 historic resource. In addition, the Department of Parks and Recreation forms by Dames & More (Michael Corbett) completed in 2000 states that the property appears eligible for the National Register of Historic Places under Criteria A and C at the local level. Under the provisions of the California Environmental Quality Act (CEQA), the house is considered a historic resource. As such, a project contemplating work on the resource, must comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

### ***Building Description***

#### **Site/ context / exterior**

The building stands mid-block on Lytton Avenue very close to the sidewalk. To the south is a two story mixed use commercial / residential building, to the north is a parking lot serving a two story commercial building, and to the west is a small back yard.

The street elevation (east) contains a small entry porch centered on the front door. It is covered in a gently curved roof supported by two Tuscan columns that bear on enclosed railings. Brick steps lead to the porch. The house is clad in painted shingles and the pyramidal roof, which is clad in shingles as well, contains a small street facing dormer. All windows are wooden single pane double hung and appear to be original except for the side light and transom at the back door. There is a small uncovered entry deck at the back door that appears to be not original to the house. The back or west elevation also contains learn-to type cellar entry door leading to a crawl space with a partially excavated basement partial basement. The foundation appears to be brick. The sides, or north and south elevations are nondescript containing double hung windows. The building is highly intact so most exterior elements are character defining.



*East (street) elevation showing porch*



*West (rear) elevation*



*North (side) elevation*



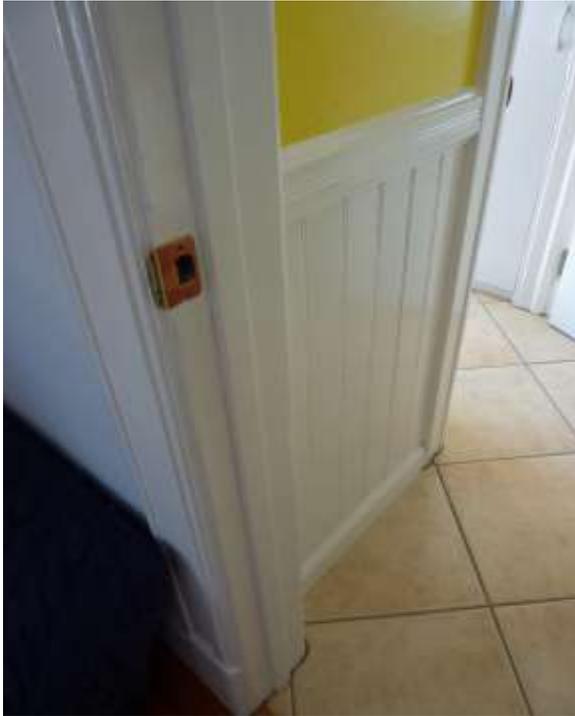
*South (side) elevation*

#### *Exterior Character Defining Features*

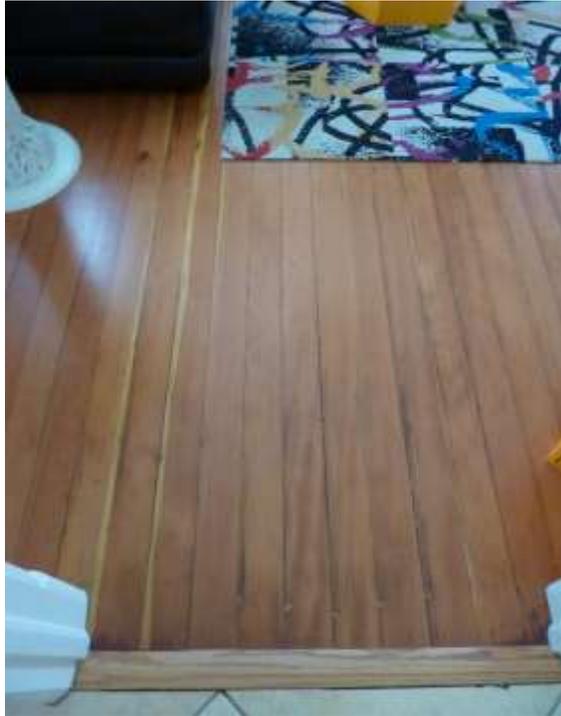
1. all windows except for the rear door sidelights and transom
2. Lytton Avenue entry porch and paneled door
3. rear door
4. wood shingle siding.
5. roof / integral porch roof / dormer
6. all wood trim elements, including:
  - a. window trim,
  - b. door trim,
  - c. fascia boards
  - d. roof trim
  - e. porch elements, including columns, roof, low walls, wood rail cap, and roof trim, and floor boards.

#### **Interior**

The interior consists of six rooms including a kitchen, bathroom and enclosed porch (rear entry). The house has been sensitively rehabilitated in recent years. Historic fabric throughout the interior may include flat plaster walls and ceilings, but the extent of replacement during the rehabilitation is unknown. In addition, flat-wood baseboards, door and window trim, tongue and groove beaded wainscot and chair rail, as well as and picture rail survive in-tact. While most of the doors have been removed, two existing doors appear to be original. Unique interior elements include the brick fireplace, and surround located at a 45 degree angle in the living room.



*Original wood trim*



*Original Douglas Fir tongue & groove wood floors*

*Interior Character Defining Features:*

1. flat plaster walls and ceilings (assumed partial)
2. flat wood baseboards, door and window trim
3. picture rail
4. bead board wainscot and chair rail
5. paneled doors
6. chimney, hearth and surround
7. wood flooring.

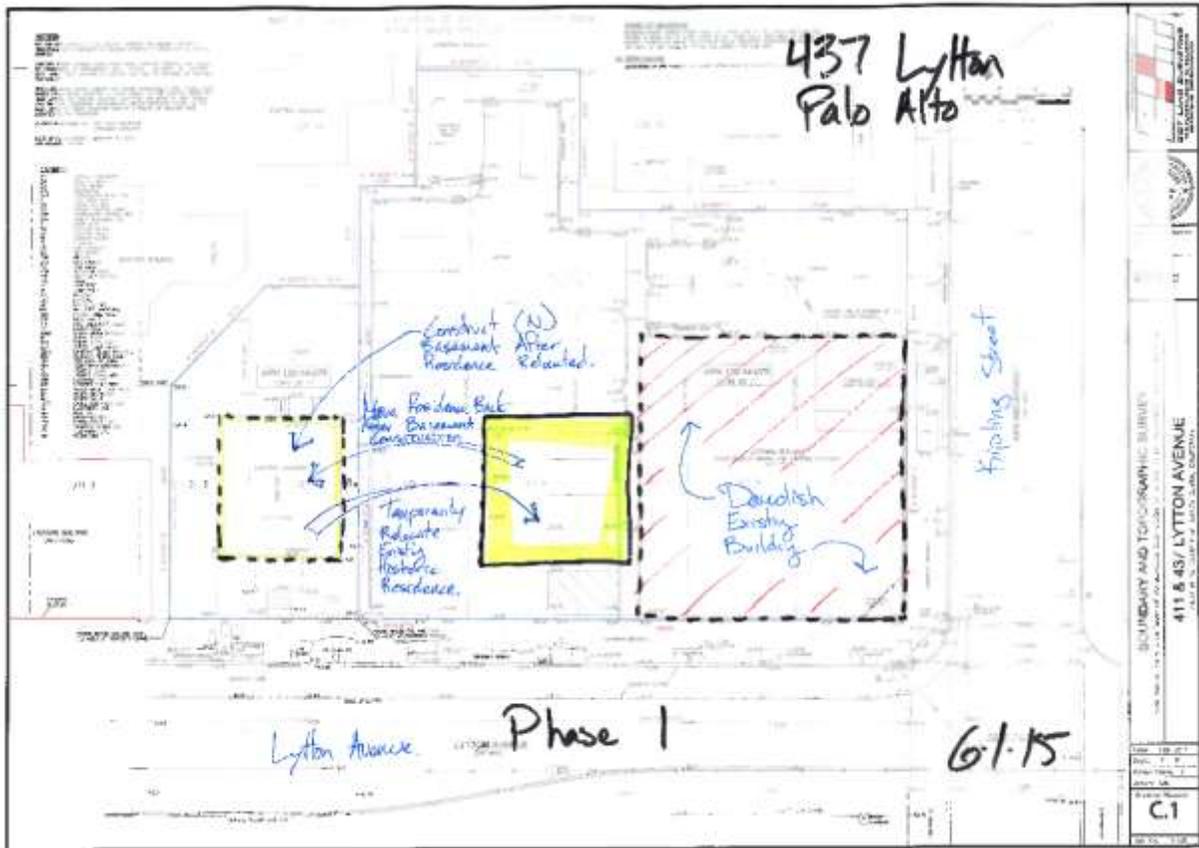
**Condition:**

The building appears to be generally in good condition. Observed deficiencies are on the exterior and include weathered wall shingles, as well as earth/wood contact at the foundation, and deteriorated paint on the front porch roof trim.

***Project Recommendations***

**Project Description**

The project applicant proposes the merging of lots 411 (containing the historic house) and 437. The two story commercial building on lot 437 to the north will be demolished and a new three story mixed use commercial building will be constructed in its place with two stories of underground parking. The historic house will be incorporated into the project and rehabilitated for re-use as a residence with a new basement on its original site footprint. The basement excavation will necessitate relocation of the house to a temporary receiver site directly to the north on lot 437. The drawing below illustrates "Phase I" of the project.



Phase I activities (Hayes Group)

## Protection and Relocation Procedures Recommendations

*Comment on the Phase I Construction Relocation Phasing diagram above with recommendation*

The diagram above clearly illustrates the elements required for the Phase I work; however, it does not address sequencing, and timing. In this situation the protection of the historic house and the relocation procedures are intertwined such that the sequencing becomes a constituent element of the protection. At this site, for protection against demolition activities, physical distance and an offset in the timing of demolition is the best protection for the house. For Phase I we recommend the following sequencing:

1. Retain the house untouched on its existing site and demolish the existing two story commercial building. The distance between the two structures creates a natural buffer for protection of the house. This said, demolition often causes flying debris; therefore, the windows on the north elevation should be clad with minimum 1/2" plywood for physical protection. Follow the sequence for temporarily moving the house, excavating the foundations and moving it back.

Or:

2. Prior to demolition of the two story commercial building, relocate the house to its receiver site. Excavate the new basement for the house, and construct foundation walls. Move the house back

to its original footprint and bolt it to the new foundation but refrain from constructing the addition and any rehabilitation activities. Protect the north facing windows as described above. Demolish the two story commercial building.

*Comment on the Phase II Construction with recommendation*

In either case above, at the start of construction for the new three story mixed use building, potentially harmful construction activities will be directly adjacent to the historic house. For Phase II we recommend:

1. Mount physical protection to the roof, and windows to protect the house from flying debris from above.
2. Apply all shoring and anti-vibration suggestions from a qualified engineer.
3. Do not construct the addition or attempt to do any rehabilitation work until the new three story structure is closed in as a final protection measure.

*General Relocation Procedures*

1. At a minimum, before starting, the house will be completely photo-documented by the moving contractor.
2. The site will be secured with fencing, and window and door openings will be covered with plywood to prevent intruders.
3. The site will be cleared of all shrubs and plant materials that would impede the relocation activity.
4. The house will be assessed for weak points that could fail during the move. Those areas will be braced, shored, or supported with an internal secondary stud wall depending on the structural condition requiring remediation. All temporary work of this kind will be reversible, additive, and will not destroy the historic fabric of the building.
5. The house will be moved in the largest sections possible and allowed by clearances on the route. The street facing porch may have to be parted from the main body of the house and moved separately or reconstructed.
6. Any house elements that are removed as part of the relocation will be given a unique identifying number, catalogued, stored in secure containers, preferably on site.
7. The house will be moved during an off hour period to minimize impacts to the street and surrounding neighbors.
8. The house, on its temporary site will be supported by temporary wooden cribbing. It will be elevated well above the ground to allow the moving contractor access for steel carrying beams and floor reinforcing if necessary. When the new foundations and basement are complete, the house will be relocated to its original site.

*Relocation procedures for specific elements*

Porch: If necessary, the porch will be dismantled in the largest pieces possible.

Windows: The windows are in good condition and can be moved in place. If it is determined that the motion associated with the relocation activity will cause damage, the window sash will be labeled, catalogued, removed and stored in secure containers for relocation to the new site.

Doors: Doors will be labeled, catalogued, removed and stored in secure containers for relocation to the new site.

Brick Chimney: The feasibility of moving the chimney with the house should be determined. If required, the house moving contractor will dismantle the chimney, and will clean and palletize the bricks. The interior mantle will be salvaged, and moved with the bricks. Based on experience, approximately 75% of the bricks might be salvaged. The architect, in conjunction with the house mover will determine the feasibility of reconstructing the chimney: however, at a minimum the geometry and historic character of the living room fire place should be retained because of the high integrity of the building.

**Rehabilitation Recommendations**

1. All work, will adhere to the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, using the Rehabilitation Guidelines.
2. Retain the historic room configurations with the exception of the necessary changes for the rear addition.
3. Retain all historic flat plaster over lath, if possible.
4. If original wood floor material is found beneath new coverings inspect it for soundness, recoverability. And retain as much as possible. Replace deteriorated wood flooring with in-kind material.
5. Retain all interior window and door trim, baseboards, and moldings.
6. Retain all historic door and window hardware.
7. If reconstruction of the front, street facing porch is necessary incorporate the salvaged historic columns, trim curved elements as much as possible. Where there is insufficient salvaged historic material, replace it with new in-kind material.
8. The foundation shall be constructed such that the house will retain its historic relationship to the surrounding finished grade.
9. If feasible, utilities shall enter the house from underground and be hidden.
10. As part of the bid qualifications, the contractor responsible for the rehabilitation work shall be versed in the Secretary of the Interior's Standards for the Treatment of Historic Properties, and be able to demonstrate previous experience in the rehabilitation of historic buildings.

### **Secretary of the Interior's Standards**

Of the four treatments identified in the *Standards* (Preservation, Restoration, Reconstruction, Rehabilitation), those for Rehabilitation apply to this project. Rehabilitation is defined as “the act or process of making possible a compatible (new) use for a property through repair, alterations, and additions, while preserving those portions or features which convey its historical, cultural, or architectural values.”

1. The property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would not be impaired.

**End of Report**

**See the following generic specification for the protection of wood elements**

SECTION 02071  
PROTECTION, SALVAGE AND REMOVAL OF HISTORIC ELEMENTS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Protection of all historic elements to remain from damage due to construction activities.
2. Remove, record, label, store, and protect all items designated to be retained and potentially reinstalled as follows:
  - a. Wood decorative elements
  - b. Windows and doors
  - c. Brick Masonry.
3. Remove, record, label, store, and protect all items designated to be salvaged:
  - a. Wood decorative elements, windows as required

1.2 REFERENCES

- A. Preservation Tech Note. Temporary Protection Number 2. "Specifying Temporary Protection of Historic Interiors During Construction and Repair." National Park Service, Preservation Assistance Division, P. O. Box 37127, Washington D.C. 20013-7127.
- B. NFPA 241: Safeguarding Building Construction and Demolition Operations, National Fire Protection Agency, Quincy, MA, (800) 344-3555.

1.3 DEFINITIONS

- A. "Historic Elements" may include, but are not limited to, the following finishes, components, or areas:
  1. Brick masonry
  2. Wood windows, frames and glass
  3. Ornamental and flat gypsum plaster
  4. Wood trim profiles

5. Wood flooring

- B. "Historic Elements" may also be identified in the field by the Architect and brought to the attention of the Contractor. Contractor shall verify any questionable items with the Owner's Representative prior to commencement of protection, demolition, or construction procedures.

1.4 QUALITY ASSURANCE

- A. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of work in this section.
- B. The Contractor is hereby directed to recognize the value and significance of the building, and exercise special care during all phases of the work to ensure that the existing building, its details, materials and finishes which are to remain or to be salvaged are not damaged by the work being performed.
- C. The Contractor shall be responsible for protection of all existing materials and components to remain or to be salvaged. In the event of damage, such items shall be immediately repaired or replaced by the Contractor, at his expense, to the satisfaction of the Owner's Representative. If required, said repairs are subject to arbitration procedures.

1.5 SUBMITTALS

- A. The submittal shall be as follows:
  - 1. Narrative and sketches describing methods and locations of protection included within the area of work.
- B. Submit proposed methods of protection for review and approval prior to the commencement of work.
- C. Description of Removal Work
  - 1. Submit written description of demolition and removal operations. Include: details of methods, equipment, materials, typical shoring and bracing (if required), temporary enclosure, storage locations, provision for protection and security and other pertinent information about demolition, removal, and salvage operations required.
- D. Shop Drawings
  - 1. Removal/Salvage Numbering System: Before beginning removal and salvage operations, submit set of elevation drawings at 1/4 inch scale which assign separate numbers to each item to be disassembled, stored and reinstalled. Assign a different number to each element to be removed. Label items in field prior to removal to storage. Place labels where not visible after installation.

- E. Artifact Log: Keep Artifact Log current. Submit copy of up-to-date Artifact Log bi-weekly to Preservation Architect.

## 1.6 SITE CONDITIONS

- A. Coordinate the performance of work in this section with related or adjacent work. Protection of items should be complete prior to commencement of new construction and demolition.
- B. At the end of working day or during inclement weather cover work exposed to weather with securely anchored waterproof coverings.
- C. Protection for Historic Elements should remain in place for the duration of the project unless determined otherwise by the Owner's Representative.
- D. Damages: Promptly repair damage caused to adjacent historic elements to remain or to be re-used if through Contractor's negligence. Repair or replace any such damaged item to the satisfaction of and at no expense to the Owners Representative. All repairs shall be approved prior to implementation.

## PART 2 - PRODUCTS

### 2.1 PROTECTION MATERIALS

- A. General: Provide new materials; if acceptable to the Owner's Representative provide undamaged, previously used materials in serviceable condition. Provide materials suitable for the use intended.
- B. Polyethylene sheets - 4 mil.
- C. Lumber: Species to be selected by Contractor, sizes to fit field conditions.
- D. Plywood: 1/2-inch or 3/4-inch fire retardant.
- E. Soft Fiberboard: Homasote Co., P. O. Box 7240, West Trenton, N.J. 08628, (609) 883-3300, or approved equal.
  - 1. 1/2-inch fiberboard.
  - 2. 1/2-inch fire resistive fiberboard for exposed locations.
- F. Neoprene: 1/4-inch or 1/2-inch stock sizes.
- G. Polyurethane foam sheets: 4-inch thick.
- H. Bubble Wrap: 1/2-inch and 1-inch air pocket.

- I. Duct tape.
- J. "Preservation" Tape: 3M Scotch brand no. 4811, or approved equal.
- K. Plastic film tape: 3M Scotch brand no. 472, or approved equal.
- L. Kraft Paper, Rosin Paper or approved equal.
- M. Accessories: Provide necessary and related parts, devices and anchors required for complete installation.

### PART 3 - EXECUTION

#### 3.1 GENERAL

- A. Historic elements to remain in place:
  - 1. Protect all Historic Elements to remain in place which may be damaged by construction activities. In the event of new damage, inform the Preservation Architect immediately as to the nature and extent of damage and the proposed method of repair. Contractor is responsible for repairs and replacement of newly damaged items to the satisfaction of the Preservation Architect at no additional cost to the Owner.
  - 2. Do not attach protection materials directly to Historic Elements unless approved by the Architect. Do not use duct tape or mechanical fasteners on historic materials unless so directed by the Architect.
  - 3. Protection to be secured adequately so as to maintain a safe environment for workers and other individuals using the building throughout the duration of the project.
- B. Salvage Elements to be removed:
  - 1. Protect, carefully handle, transport, and store Historic Elements identified for removal. Contractor is responsible for handling and storing these items, in addition to being responsible for repairs and replacement of newly damaged items to Architect=s and Owner=s satisfaction at no additional cost to Owner.
  - 2. Catalog removed Salvage Elements in Artifact Log. Document type, size, quantity, location in storage and, if applicable, original location and condition.
  - 3. Store Salvage Elements in neat, orderly fashion to allow for access and retrieval. Store like type elements together in groups. Store particularly fragile elements in manner that prevents damage while in storage.

### 3.2 PREPARATION

- A. Remove all attachments and debris to allow for full access as required to perform protection of Historic Elements.
- B. Verify Off-Site Facility has adequate capacity and access for orderly storage and retrieval of Salvage elements.
- C. Do not stockpile items at job site other than in preparation for transport to storage facility.

### 3.3 INSTALLATION OF PROTECTION, GENERAL

- A. Alternative methods to specified protection may be acceptable if equal or greater protection is provided. Submit alternative methods to Owner's Representative for review as specified. Do not proceed with alternative methods until specified approvals are secured.
- B. Protection may be required to remain in place for the duration of the project. As such, materials should be installed to provide adequate protection throughout the full extent of construction activities. Repair or reinstall damaged protection throughout the duration of construction as required.
- C. Extent of protection is to cover all Historic Elements to remain which are in the vicinity of construction activities. All questionable protection requirements should be by the Preservation Architect.
- D. All protection assemblies should be self-supporting and self bracing, To the greatest extent possible. Review with the Preservation Architect.

### 3.4 PROTECTION AT EXTERIOR WALLS

- A. Wood walls, eaves and overhangs, or windows:
  - 1. Clad elements with 1/2" plywood backed with 1" ethafoam.
- B. Windows near areas of work
  - 1. Double Hung: Protection will consist of 1/2-inch plywood. Open top and bottom sash 6". Attach through to 2x blocking on inside of building.
  - 2. Fixed: Protection will consist of 1/2-inch plywood. Fix by blocking with 2x stock attached through mortar joints, or by direct attachment into the frame.

### 3.5 REMOVAL OF SALVAGE ELEMENTS

#### A. General:

1. Specialty items will be removed under Architect's supervision.
2. Exercise care in removing salvage Elements and materials attached to Historic Elements which are to remain.
  - a. Unbolt bolted connections.
  - b. Unscrew screwed connections.
  - c. Do not pry apart members whose finish will be damaged by chipping, crazing, or cracking, or whose structural integrity will be impaired.
  - d. Do not remove nails from woodwork from exposed side. Drive nails through or pull from back so head does not splinter finished face.
  - e. Remove items whole wherever possible. Where cuts are required, make cuts cleanly with proper tools and at logical break points. Verify unusual or ambiguous configurations with Architect prior to removal.

### 3.6 CLEAN-UP

- A. All residue and debris from protection work is to be removed from existing construction leaving the premises clean and neat.

**END SPECIFICATION**

P A S T  
CONSULTANTS LLC

Seth A. Bergstein  
415.515.6224  
seth@pastconsultants.com

---

March 13, 2015

Ken Hayes, AIA, Principal  
Hayes Group Architects, Inc.  
2657 Spring Street  
Redwood City, CA 94063

Re: Secretary of the Interior's Standards Review (SISR) for 411 Lytton Ave., Palo Alto, CA  
APN. 120-014-076

Dear Mr. Hayes:

This letter evaluates the proposed alterations to the house located at 411 Lytton Avenue, Palo Alto, California for conformance with the *Secretary of the Interior's Standards (the Standards)*. PAST Consultants, LLC (PAST) completed a Historic Structure Report (HSR) for the house on the subject parcel in May 2012 that provided an analysis of historic significance and a list of character-defining features. The HSR determined the house to be eligible for the California Register of Historical Resources and the City of Palo Alto's Historic Inventory as a Category 2 Structure. The City of Palo Alto approved the designation of the house as a Category 2 Structure onto the City Historic Inventory at a public hearing on January 13, 2014. The 2012 HSR will be referenced for this SISR.

PAST reviewed the architectural drawings titled *ARB Submittal: 411 and 437 Lytton Avenue, Palo Alto, California*; by Hayes Group Architect dated March 13, 2015 for purposes of this evaluation.

### **The Secretary of the Interior's Standards**

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (the Standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings and sites. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

In **Rehabilitation**, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and,

as a result, more repair and replacement will be required. Thus, latitude is given in the **Standards for Rehabilitation and Guidelines for Rehabilitation** to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.<sup>1</sup>

The ten *Standards* for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

---

<sup>1</sup> *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (accessed via <http://www.nps.gov/hps/tps/standguide/>).

## Project Description

The proposed project includes the following:

- Lot merger of 411 Lytton (APN 120-014-076) and 437 Lytton (APN 120-014-075) into one lot;
- Rehabilitate the Category 2 house located at 411 Lytton Avenue, including construction of a rear bedroom addition to the historic house;
- Retain and repair existing very significant and significant character-defining features of the historic house, as listed in the May 2012 Historic Structure Report; and
- Construct a new three-story, mixed-use office and residential building on the adjacent lot to the east of the house at 411 Lytton Avenue, with two levels of underground parking, new site work and new landscaping.

## Proposed Alterations to the Category 2 House at 411 Lytton Avenue

The proposed alterations to the historic Category 2 bungalow at 411 Lytton Avenue are:

- Installation of a new basement and repair of existing foundation;
- Removal of non-historic rear stairs on north (rear) elevation;
- Partial demolition of north (rear) façade wall, including removal of the existing period rear entrance; construction of rear bedroom addition; construction of new rear stairs; and
- Rehabilitate existing character-defining features on the south and primary (Lytton Avenue) façade, including all very significant and significant character-defining features listed in the May 2012 Historic Structure Report: restoration of the Colonial Revival porch trim and woodwork; roof wood trim and rafter tails; hipped-roof dormer; chimney; existing period windows and exterior wood-shingle wall cladding.

## Evaluation of Proposed Alterations to 411 Lytton Avenue

For the proposed alterations to 411 Lytton Ave., the following lists the ten *Standards* for rehabilitation, with an evaluation given below each standard.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed project rehabilitates the existing bungalow at 411 Lytton Avenue, allowing it to maintain its residential use, satisfying this Standard.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed rear addition removes two contributing character-defining features on the north (rear) elevation: the rear entrance with toplight/sidelight and the half-basement entrance. These features are of less significance than other character-defining features because they are located on the rear

and least primary façade of the building. The proposed rehabilitation design repairs and retains the very significant and significant existing character-defining features described in the May 2012 Historic Structure Report, including all features of the south and primary Lytton Avenue façade.

- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

This Standard does not apply, as the proposed alterations do not add conjectural features or elements from other historic properties.

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

This Standard does not apply to the building, as no changes have acquired historic significance.

- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed rehabilitation design preserves original character-defining features of the historic bungalow, including the Colonial Revival porch trim and woodwork; hipped-roof dormer; chimney; existing period windows and exterior wood-shingle wall cladding.

- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposed project will attempt to repair and retain the existing character-defining features listed above. If, for example, existing wood windows and decorative elements are too severely deteriorated, these elements will be replaced in-kind regarding design, color, texture and materials.

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Chemical and physical treatments to historic character-defining features, such as paint removal, wood repair and wood repainting, will be undertaken using the gentlest means possible.

- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

This Standard does not apply, as archaeological features are not identified at the site.

- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed rear addition removes two contributing character-defining features on the north (rear) elevation: the rear entrance with toplight/sidelight and the half-basement entrance. However, the very significant and significant character-defining features on the south and primary (Lytton Avenue) will be retained and repaired, allowing the building to possess sufficient historic integrity.

Regarding design of the rear addition, it is in scale and proportion to the existing bungalow; the addition's roofline remains level with the existing roofline; and the addition will be differentiated from the existing bungalow by using Craftsman-style clapboard wood siding to indicate the new addition.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed rehabilitation design removes the period rear entrances and partial exterior wall cladding on the rear elevation. Should the rear addition be removed in the future, the bungalow would still maintain its historic significance due to retention of the existing very significant and significant character-defining features on the Lytton Avenue elevation, as noted above.

## **Conclusion**

In conclusion, the proposed design alterations to 411 Lytton Avenue meet the *Secretary of the Interior's Standards for Rehabilitation*. The proposed project retains and rehabilitates the historic bungalow's character-defining features on its primary façade, and will enable the house to retain sufficient historic integrity to keep it on the City's Historic Inventory as a Category 2 Structure.

Please contact me if you have any questions about this evaluation.

Sincerely,



Seth A. Bergstein, Principal

cc: Brad Ehikian, Ehikian and Company; City of Palo Alto Planning Department

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4\*Resource Name or #: (Assigned by recorder) 411 Lytton AveP1. Other Identifier: 411 Lytton Ave

P2. Location:  Not for Publication  Unrestricted \*a: County Santa Clara  
and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)

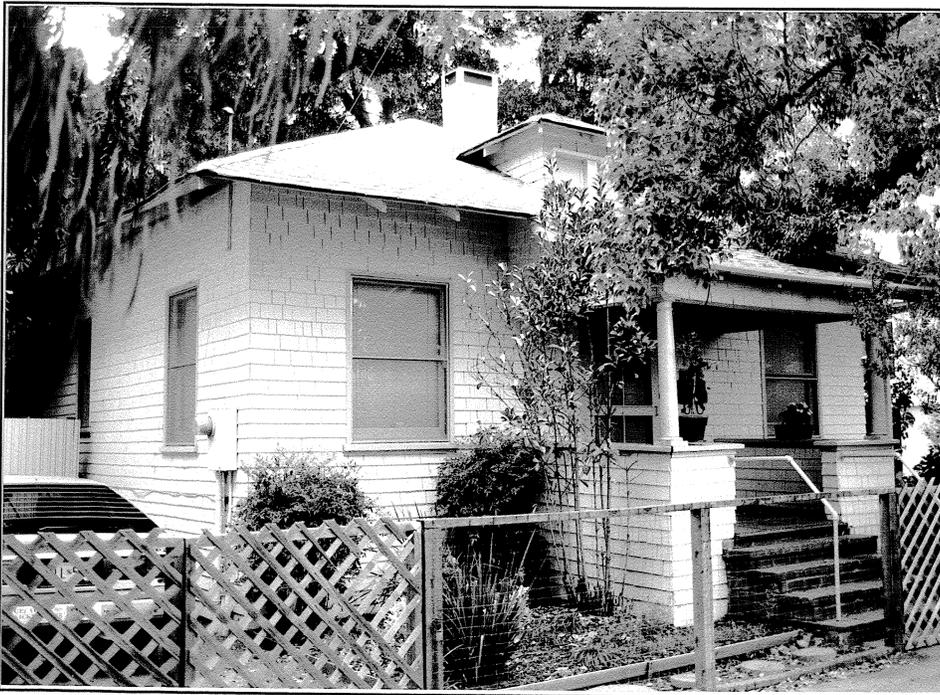
\*b. USGS 7.5' Quad Palo Alto, CA Date 1991 T \_\_\_; R \_\_\_; \_\_\_/4 of \_\_\_/4 of Sec \_\_\_; \_\_\_ B.M.c. Address 411 Lytton Ave City Palo Alto Zip 94301

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_; \_\_\_ mE/ \_\_\_ mN

\*e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 120 14 076

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The house at 411 Lytton is a small, one-story, square cottage. It is a balloon-frame structure clad in shingles and covered by a hip roof. The roof has overhanging eaves and exposed rafters. The roof extends out over an entrance porch in the center of the street side of the building. The street facade is symmetrical in composition with a window on either side of the central entrance porch and a hip roofed dormer that repeats the proportions of the house.

\*P3b Resource Attributes: (List attributes and codes) HP2 Single family property\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5b. Description of Photo:  
(View, date, accession #) \_\_\_\_\_  
411 Lytton Ave; view northwest;  
09/20/99; by B. Vahey; roll BRV-83,  
neg #34

\*P6. Date Constructed/Age and  
Source:  Historic  
 Prehistoric  Both  
1901; Palo Alto Times

\*P7. Owner and Address:  
Albert & Leone Johnson  
19111 Croyden Ter Irvine CA 92612

\*P8. Recorded by: (Name,  
affiliation, and address)  
Michael Corbett, Dames & Moore  
221 Main Street, Suite 600  
San Francisco, CA 94105

\*P9. Date Recorded:  
February 23, 2000

\*P10. Survey Type: (Describe)  
Intensive

P11. Report Citation\*: (Cite survey  
report and other sources, or enter "none".) Palo Alto Historic Survey Update (Corbett and Bradley for Dames & Moore, 2000)

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List) \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder) 411 Lytton Ave

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: \_\_\_\_\_ B4. Present Use: Single family property

\*B5. Architectural Style: Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
1901: Built (Palo Alto Times)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: J.W. Wells

\*B10. Significance: Theme A: Pattern of development in Palo Alto; C: Square cottage Area Palo Alto

Period of Significance 1901-1910 Property Type Residential Applicable Criteria A and C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

**History**

Site: The house at 411 Lytton is located on a .06 acre lot in block 31 of the original University Park subdivision of 1889. According to the record in the series of Sanborn maps, this house shared a 93-by-100-foot corner lot at Lytton and Waverley with another house numbered 385 Waverley from 1901 until sometime after 1924. The Sanborn map of 1949 shows a four-unit apartment building added to the same larger lot at some time since the publication of the Sanborn map of 1924.

Structure: The *Palo Alto Times* reported, on 20 April 1901, the construction of two cottages at the site in question by J.W. Wells for Van Alstine Wallace at a total cost of \$2,000. The *Palo Alto City Directory* first listed the cottage at 411 Lytton in 1901. The Assessor's records include no mention of alterations.

Use: The *Palo Alto City Directory* first listed the residence at 411 Lytton in 1901. From that year through 1904, a young instructor at Stanford, Joseph Grant Brown, lived in the house with his mother, Mrs. C.G. Brown. According to an obituary which appeared in the *Palo Alto Times*, on 7 December 7 1967, Brown transferred from Illinois State Normal College to Stanford in 1900, received his bachelor of arts degree in 1901, and his master of arts in 1903. "He was an expert in atmospheric electricity and taught physics at Stanford from 1901 to 1934." He was Stanford University's oldest living professor emeritus at the time of his death at 98 years in 1967.

**See continuation sheet**

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: \_\_\_\_\_

See continuation sheet.

B13. Remarks: \_\_\_\_\_

(Sketch map with north arrow required)

\*B14. Evaluator: Michael Corbett

Date of Evaluation: February 23, 2000

(This space reserved for official comments)

**CONTINUATION SHEET**

Page 3 of 4 Resource Identifier: 411 Lytton Ave

Recorded by Michael Corbett/Steve Hardy (history) \*Date February 23, 2000  Continuation  Update

**History (continued)**

The next occupant listed from 1907 through 1910 was also on the Stanford faculty. According to a death announcement that appeared in the *Stanford Alumnus* of January 1913, Samuel B. Charters was an assistant professor in the Electrical Engineering Department from 1905 until his death in Pittsburg, Pennsylvania in 1912, while on a sabbatical leave. "During his leave he was acting as inspector of the materials which the Los Angeles Aqueduct Company is purchasing in Pittsburg." He was the last faculty member to live at the address.

The house was the residence of Albert E. Johnson from 1925 to 1931 and again in 1936 and 1937. Mr. Johnson was identified in different editions of the *City Directory* as a hod carrier, a laborer, and a gardener. According to an obituary that appeared in the *Palo Alto Times*, on 18 October 1974, he was a native of Sweden who had lived in Palo Alto for 50 years at the time of his death at 88. That would indicate that the house at 411 Lytton would have been his first permanent address in Palo Alto. He and his wife are identified as the owners of the house on Assessor's documents prepared about 1949, in which year it was the residence of his son, Alfred N. Johnson and his wife, Leonie.

**Evaluation**

The house at 411 Lytton appears eligible for the NRHP under criteria A and C at the local level of significance. The period of significance is from 1901, when it was built, to 1910, when its Stanford connection ended.

Under criterion A, the house represents both the early residential development of the original grid of the city and the early connection between Palo Alto and Stanford. Its first two residents included young Stanford professors, Joseph Grant Brown and Samuel B. Charters.

Under criterion C, the house is an example of a typical early Palo Alto building type — a square cottage — designed by an important early builder, J.W. Wells.

**References**

California Office of Historic Preservation. *Instructions for Nominating Historical Resources to the California Register of Historic Resources*. Sacramento, CA. August 1997.

*Palo Alto City Directory*. 1901-1950.

Palo Alto Historic Survey Update. Property File.

*Palo Alto Times*. 20 April 1901. (obituary Joseph Grant Brown) 7 December 1967. (obituary Albert Johnson) 18 October 1974.

*Stanford Alumnus*. January 1913.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1901.

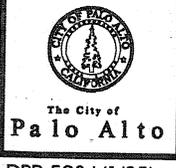
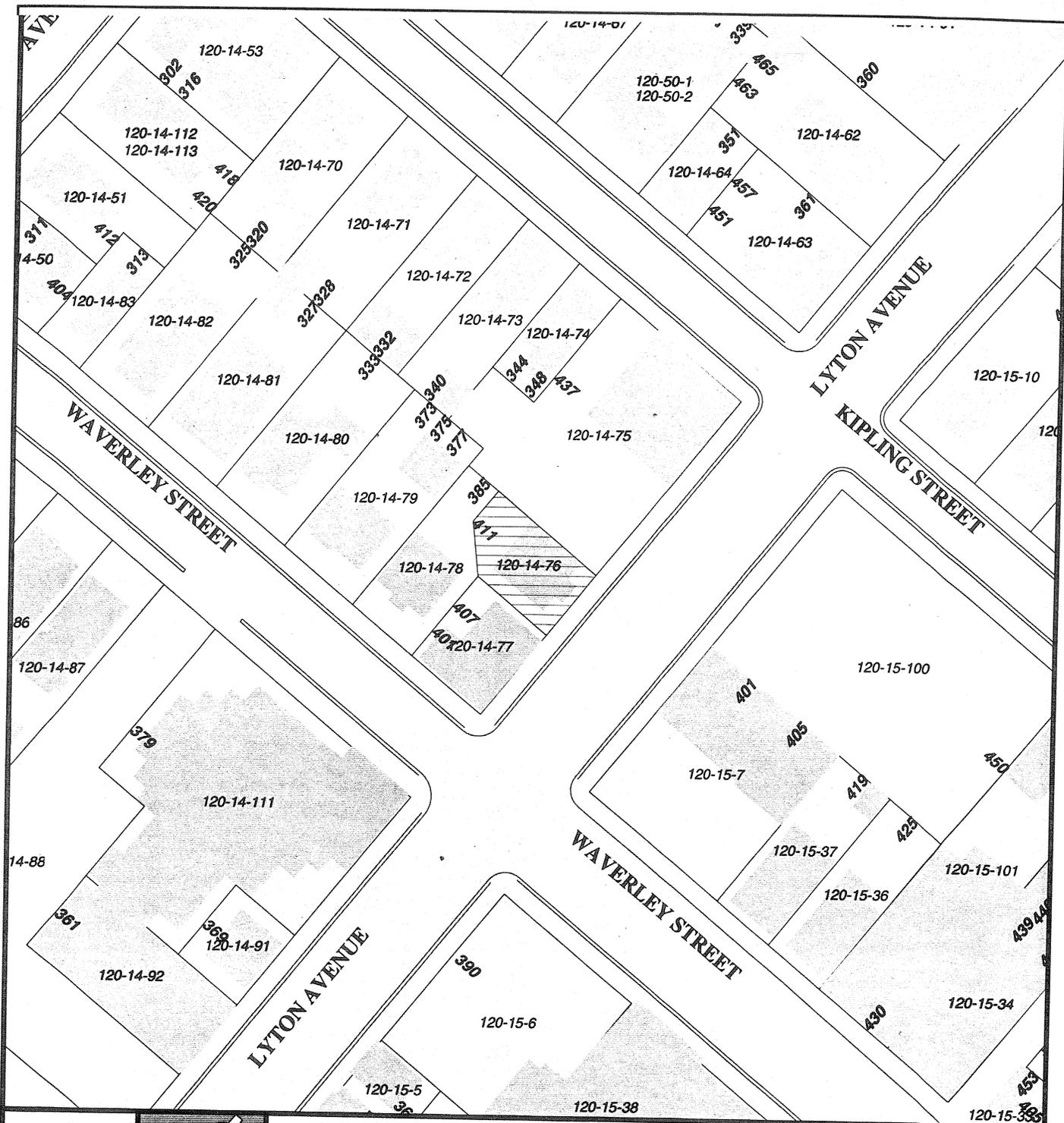
Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1904.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.

Santa Clara County. Tax Assessor. Assessment Record. 1949, 1967.

United States Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.



411 Lytton Ave  
120-14-076

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



C.G. DUNCAN  
HISTORIC PRESERVATION CONSULTING

437 Lytton Avenue  
Palo Alto, CA

## **HISTORIC RESOURCE EVALUATION REPORT**

For David J. Powers and Associates

February 18, 2016



# TABLE OF CONTENTS

Introduction..... 1

Summary of Findings..... 1

Methodology..... 1

Regulatory Framework..... 2

Description..... 3

Historic Context.....11

Evaluation..... 12

Conclusion..... 14



C.G. DUNCAN  
HISTORIC PRESERVATION CONSULTING

437 Lytton Avenue  
Palo Alto, CA

## **HISTORIC RESOURCE EVALUATION REPORT**

For David J. Powers and Associates

February 18, 2016

### **INTRODUCTION**

A proposed project at 437 Lytton Avenue (APN 120-14-075) involves the demolition of a commercial building that was permitted for construction in 1969. While 437 Lytton Avenue does not appear on the City of Palo Alto's Historic Resources List, the Planning and Community Environment Department requested this Historic Resource Evaluation Report as part of the project's California Environmental Quality Act (CEQA) Initial Study currently being prepared by David J. Powers and Associates for the City CEQA is part of the regulatory framework that requires review of potential impacts to historic resources as defined by state statutes. C.G. Duncan, Historic Preservation Consulting has been engaged by David J. Powers and Associates to conduct this evaluation for the subject property to determine its eligibility for listing on the California Register of Historical Resources.

### **SUMMARY OF FINDINGS**

437 Lytton Avenue appears to be not eligible for listing on the California Register of Historical Resources because it fails to meet CRHR Criteria 1, 2, 3, or 4. It is; therefore, not a historic resource.

### **METHODOLOGY**

C.G. Duncan initially reviewed existing project information about 437 Lytton Avenue via electronic files provided by David J. Powers and Associates. C.G. Duncan then conducted a site visit on July 6, 2015 with Judy Fenerty, Project Manager with David J. Powers, and subsequently did archival research in the interest of completing the

property and site description, integrity analysis, and photography portions of the report. Archival research included the following sources: the Santa Clara County Assessor's Office, City maintained online parcel reports, various online information sources and data bases, building permits on record at the Development Services Department derived from the Gist Database, the Planning and Community Environment Department, and the Palo Alto Historical Association. Finally, the subject property was assessed for significance using the California Register of Historical Resources criteria as required by the California Environmental Quality Act.

## **REGULATORY FRAMEWORK**

### **California Environmental Quality Act**

Under the California Environmental Quality Act (CEQA), a project that results in a "Substantial adverse change in the significance of an historical resource" may have a significant adverse effect on the environment (Public Resources Code Section 21084.1). An "historical resource" is a resource listed in, or *determined to be eligible for listing in* the California Register of Historic Resources. The Public Resources Code defines "substantial adverse change" as "*demolition, destruction, relocation or alteration,*" activities that would impair the significance of an historical resource (Public Resources Code Section 5020.1q and State CEQA Guidelines Section 15064.5 (b)(1) and (2).

### **State of California Evaluation Criteria**

The California Office of Historic Preservation's Technical Assistance Series #6, *California Register and National Register: A Comparison*, outlines the differences between the federal and state processes. The criteria to be used when establishing the significance of a property for listing on the California Register of Historical Resources (CRHR) are very similar, with emphasis on local and state significance. They are:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.

The CRHR requires the establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a

result, some resources that are historically significant but do not meet National Register of Historic Places (NRHP) integrity standards may be eligible for listing on the CRHR.

California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.

In addition to separate evaluations for eligibility for the CRHR, the state automatically lists on the CRHR resources that are listed or determined eligible for the NRHP through a complete evaluation process.

Second, for a property to qualify under the CRHR's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance." While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance." Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.

### **Current Historic Status**

The subject property is not listed on any historic inventory at the local or state level.

## **DESCRIPTION**

### **Site**

The property at 437 Lytton Avenue is at the intersection of Lytton Avenue and Kipling Street, on an irregular lot measuring 88.0 feet on Kipling Street and 125.0 feet on Lytton Avenue. The total lot size is 12,188 square feet. The square commercial building on the site is built to the lot lines on Kipling and Lytton with the remainder of the site devoted to parking. There is one small lot for four cars at the back of the building, accessed from Kipling, and a larger lot with 20 spaces entered from Lytton Avenue. The two parking lots are not connected and are separated by a hedge. The Lytton parking lot has an entry formed by a blue colored ceramic tile wall that on its north side engages the pedestrian entry to the building.

The Lytton Avenue side contains five street trees and there are hedges to the south and west of the site along the property lines (Figure 1).



*Figure 1. Lytton Avenue Elevation (2015)*

## **Building**

The modern commercial building on the 437 Lytton Avenue site is two stories, and 24 feet in height, with a flat roof. It is square in plan, 60 feet in length on a side, with each side comprised of three structural bays. It is framed in steel with one foot by one foot, buff colored, ceramic tile cladding the horizontal and vertical structural elements. The infill between the framing elements is an alternating combination of grey stucco panels and floor to ceiling windows set in aluminum frames. Each window has three sections of unequal horizontal divisions, and the first and second floor windows are identical. Exterior doors are also glazed with aluminum frames similar to the window system. The Kipling Street and Lytton Avenue street level elevations are completely glazed with no stucco spandrels. The southeastern corner of the building contains a blue ceramic tile screen wall with an entry portal leading to the parking lot. The wall engages the southern-most Lytton Avenue bay forming the main entrance to the building. It is an anomaly in the overall order of the window frame pattern in that it contains a diagonal line reflecting an internal stair beyond. Above the main entrance is a grey fabric awning. The northern most bay at the back of the building on the Kipling Street side is open, and contains two parking stalls (Figures 2 through 9).

On the whole 437 Lytton Avenue is undistinguished, and is best characterized as a “background building”.



Figure 2. Lytton Avenue, Southeast Elevation (2015)

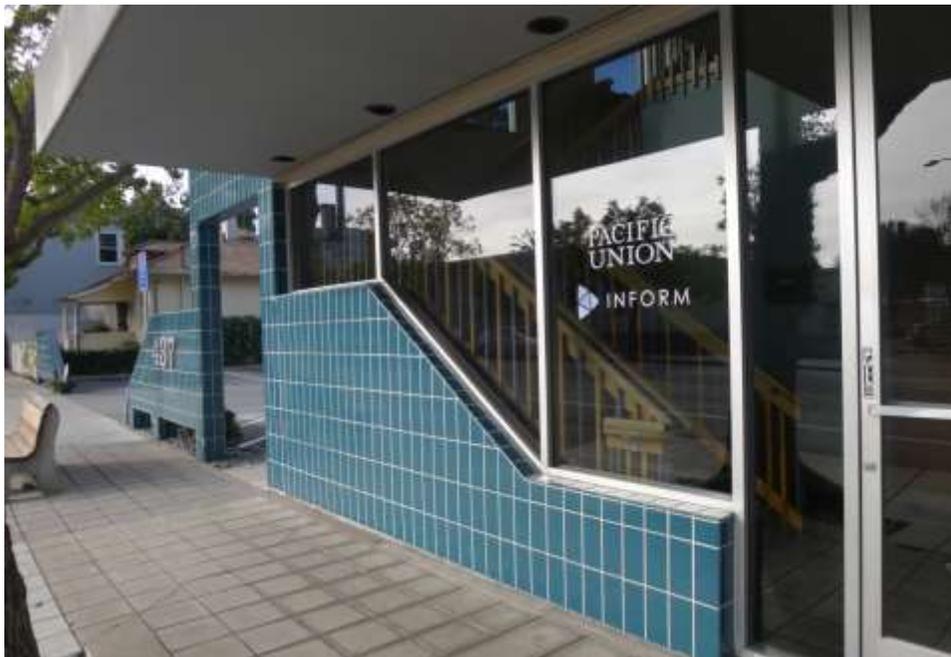


Figure 3. Lytton Avenue Elevation, Main Entry and parking lot screen wall – alteration 1985 (2015).



Figure 4. Parking lot Southwest Elevation (2015).



Figure 5. Rear, Northwest Elevation. The central bay with the entry door was infilled in 1995 (2015).



Figure 6. Kipling Street, Northeast Elevation (2015).



Figure 7. The corner of Lytton Avenue and Kipling Street. Elevation (2015).



Figure 8. Historic Cottage at 411 Lytton Avenue to the south and adjacent to the 437 Lytton Avenue property (2015).



## Site and Building Chronology

1925 - 1955 Sanborn Maps show three dwellings, one apartment building with six units, and two ancillary buildings on the site that were demolished for the subject building (Figure 10).

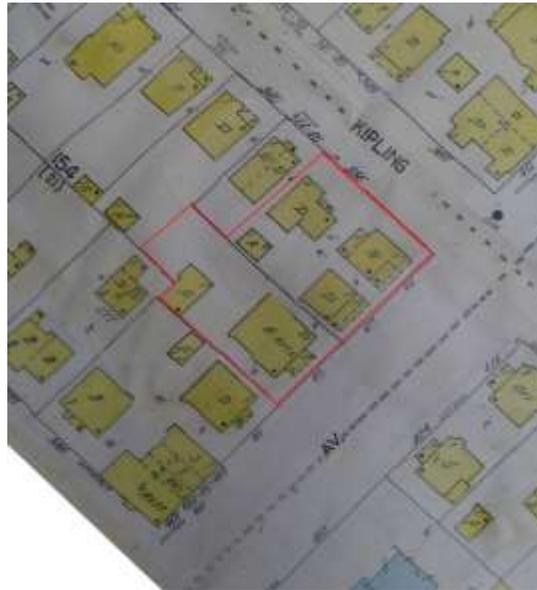


Figure 10. The property in 1955 showing the 2016 property line. North is up.

- 1969 Building Permit No. A 28536 issued on 7-24-69 for office building with parking. The owner is listed as A. M. Poniatoff, the Architect was Paul J. Huston, the engineer was Pregnoff & Matheu, the builder was Wagner & Martinez, and the estimated cost was \$150,000.
- 1969 - 2013 The building underwent numerous minor signage, lighting, and interior alterations having to do with changing tenants and new tenant improvements. The Planning and Community Environment Department records show numerous applications for Architectural Review Board Approvals and Building Permits.
- 1985 Architectural Review Board application for exterior alterations and new building cladding by architects Stoecker & Northway, who are tenants in the building (Figure 11). The building owner is listed as Charles Edelstein.

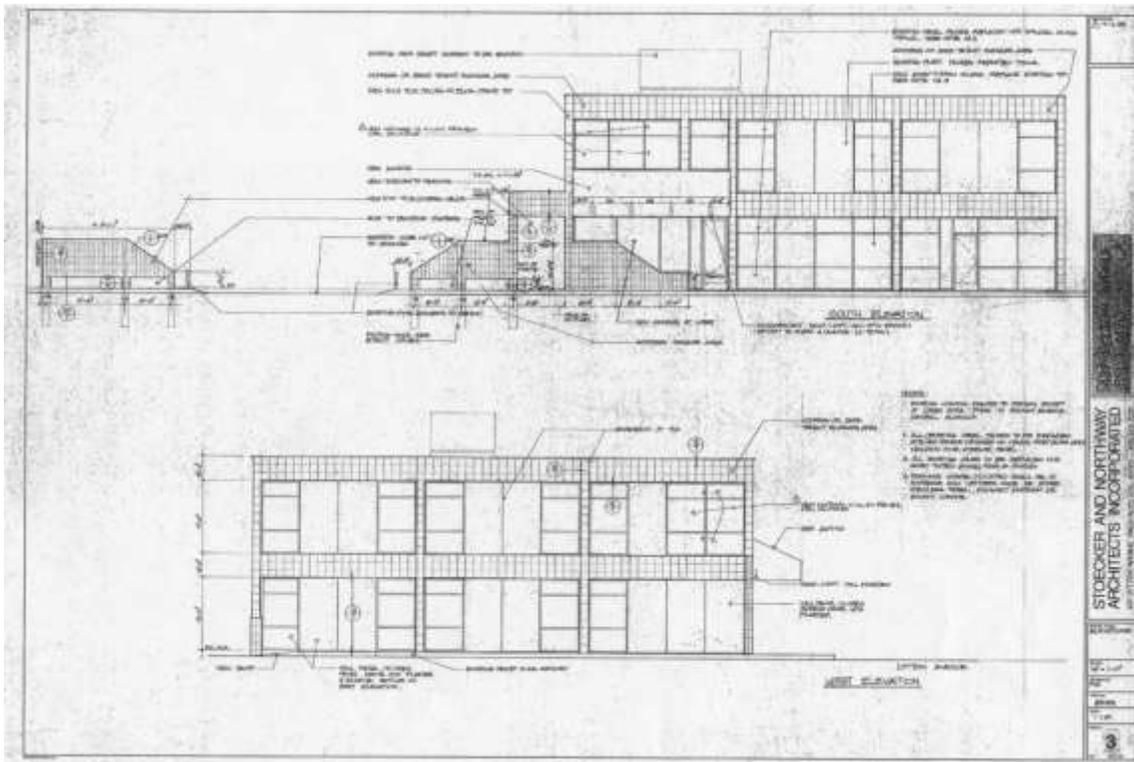


Figure 11. Lytton Avenue and Parking Lot Elevations from the 1985 alterations drawings. (From the building file in the Planning and Community Environment Department).

- 1999 Architectural Review Board application to enclose an open parking bay to capture interior office space as well as landscape alterations.
- 2000 Building permit issued for the above approved Architectural Review Board application. Stoecker & Northway are cited as the architects.
- 2007 Assessors Data lists the owner as Euclid / O'Connor Assoc. LLP
- 2013 Last permit issued for minor tenant improvement work
- 2014 Request by Hayes Group Architects, Inc. for a Lot Merger (411 and 437 Lytton Avenue), Architectural Review, and Historic Review for a new three story 19,776 sf mixed use (commercial and residential) building with underground parking. This request assumes that the existing building dating from 1969 will be demolished.

## HISTORIC CONTEXT

### Lytton Avenue Neighborhood

Research at the Sanborn fire insurance map archive at the Palo Alto Historical Association indicates that Lytton Avenue originally developed as a residential neighborhood immediately parallel (one block to the northwest) of the University Avenue Commercial Street. The character of Lytton Avenue changed over the years and it has become a mix of residential and commercial uses. The block containing the subject office building as well as the adjacent blocks to the north and south contain historic houses, some of which have been successfully rehabilitated for re-use as office or commercial space while maintaining the historic character of the early twentieth century residential neighborhood. To the immediate south of the 437 site is a historic cottage at 411 Lytton which is still used as a residence. The 1969 Urban Design Plan cites the use between Alma and Ramona streets as mixed commercial and residential, between Ramona and Waverly as Commercial, between Waverly and Tasso (the subject blocks) as Commercial and residential, and between Tasso and Middlefield as residential. The Urban Design Plan further states: *“Lytton Avenue is a mix of office, commercial, and residential uses. It defines the northern edge of downtown and acts as a transition area between the more intense uses in the downtown core and the residential areas to the north”*.

### Architectural Context

The subject property was granted a building permit by the City of Palo Alto in 1969; however, the original drawings accompanying the permit application are not on record. The original permit names Paul J. Huston (1916-1974) as the architect. Huston maintained a practice in Palo Alto on Cowper Street, and records indicate that he was a member of the American Institute of Architects starting in 1948. In the early 1960's he was published in an *Architectural Forum* (Volume 117, July 1962, Article entitled “Translucent Bank”) for the design of the Draper, Gaither and Anderson Office Building in Palo Alto. This is apparently his only work recorded in a major publication.

Because the 1969 permit drawings are no longer on record, the original appearance of the building is not known, and photographs have not been found in the course of this research.

Evidence from the permit record suggests that in 1985 major alterations to the building's cladding occurred as well as the removal of a canopy from the southwest elevation. In 1995 the record shows an enclosure of one bay of parking at the rear within the building footprint to capture additional office space. The alterations to the building were performed by Stoecker and Northway Architects who at the time maintained their architectural office in the subject building.

The current appearance of the building described above is that of a completely altered mid-century modern office building designed before 1969.

## EVALUATION

### California Register of Historic Resources Criteria

The CRHR contains four criteria establishing historic significance.

#### *Criterion 1.*

*The property is associated with any event that has made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.*

Evaluation: Research into the property records and the city directories indicates that the property as developed and designed in 1969 has continually been used for commonplace office related businesses with no distinguishing events related to the site. The 1924 Sanborn maps show three dwellings and one, six unit apartment building, (reproduced in figure 10 above) that were part of the early Lytton Avenue neighborhood. They were demolished to accommodate the current office building. Research at the Palo Alto Historical Association yielded no early information as to events related to the site.

In the absence of supporting evidence, the property does not appear eligible for listing under Criterion 1.

#### *Criterion 2*

*The property is associated with the lives of persons important to local, California, or national history.*

Evaluation: Research into the property's original 1969 building permit lists the original property owner as Alexander M. Poniatoff, who was the founder of the Ampex Corporation. In addition no record was found concerning the original building tenants. Research into the history of the Ampex Corporation shows that it was located in San Carlos upon its founding in 1944, and it subsequently moved to Redwood City to accommodate the company's post war expansion. No Lytton Avenue address was found for the Ampex Corporation in the City of Palo Alto telephone directories, nor does the company history mention that Palo Alto was ever a corporate location (Audio Engineering Society Paper, Entitled "History of the Early Days of the Ampex Corporation" by John Leslie and Ross Snyder). The only apparent connection between Poniatoff and the 437 Lytton Avenue property is his name as the owner appearing on the building permit. For lack of evidence connecting Poniatoff and the Ampex Corporation to the 437 Lytton Avenue property, this report assumes that the subject property was a private real estate investment on the part of Poniatoff and has no association with his pioneering work in sound engineering, or his role as the founder of the Ampex Corporation.

The property does not appear eligible for listing in the CRHR under Criterion 2 because of the irrelevant relationship between Poniatoff and the property.

*Criterion 3*

*The property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values.*

Evaluation: The subject property originally constructed in 1969, if un-altered, could have possibly been eligible under this criterion. The architect, Paul Huston, practiced in the post-World War II modern architectural idiom as the basic frame and structure of the building suggests. Research into the Huston's career yielded almost no information, and there is no indication from his record that he could be considered a master. Research at the Planning and Community Environment Department and through the GIST data base found no drawings or specifications that show the buildings original appearance. Records do indicate that it was heavily altered in 1985 and 1999 (Figure 11 above) with new windows, exterior cladding, a freestanding entry screen, and an infilled parking bay. The 1969 appearance of the building has been compromised; thus, it lacks the architectural integrity of the original design. In general the current common undistinguished character of the building, does not qualify it as distinctive in any architectural sense.

The building does not appear eligible under Criterion 3 because it does not embody the distinctive characteristics of a type, period, or method of construction, representing the work of a master, or possessing high artistic values.

*Criterion 4*

*It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.*

Evaluation: The 1924 Sanborn fire map shows the properties at 411 and 437 Lytton Avenue developed with residential structures. The 1969 construction of the office building, currently on the site, with subsequent alterations and landscape improvements indicates that the site has been heavily disturbed for at least 92 years. With the installation of utilities, and numerous foundations, it is unlikely that the site will yield any information about prehistory. With the demolition of the residential structures in 1969, any evidence of early building on this site was eradicated, and with it on-site evidence of the history or the local area or California. It is clear from research that this particular site has no contribution to make to the history of the nation.

The property is not eligible for listing under Criterion 4 because it is unlikely to yield information about the history or prehistory of the city, California, or the nation.

### **Integrity**

Because the property at 437 Lytton Avenue does not meet any of the criteria for listing on the California Register of Historic Resources, it has no historic significance; therefore, an integrity analysis cannot be performed.

### **CONCLUSION**

The office building at 437 Lytton Avenue does not meet the criteria necessary for listing on the California Register of Historic Resources; therefore, the property is not a potential historic resource.

## REFERENCES

American Institute of Architects, Historical Directory of American Architects (Online data base).

Architectural Forum magazine (Volume 117, July 1962, Article entitled "Translucent Bank")

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Palo Alto Historical Association, Sanborn Map Archive 1924 - 1955



C.G. DUNCAN  
HISTORIC PRESERVATION CONSULTING

411- 437 Lytton Avenue

Effects on Surrounding Historic Resources Report  
Palo Alto, CA

For David J. Powers and Associates

February 18, 2016



# **TABLE OF CONTENTS**

Introduction .....	2
Project Description.....	2
Lytton Avenue District Description .....	5
Description of the Area Reviewed.....	6
Identified Historic or Potential Resources .....	7
Regulatory Setting – Characteristics of Historic Properties.....	12
Adverse Effects Assessment .....	13



C.G. DUNCAN  
HISTORIC PRESERVATION CONSULTING

411 - 437 Lytton Avenue  
Effects on Surrounding Historic Resources Report  
Palo Alto, CA

For David J. Powers and Associates

February 18, 2016

## **Introduction**

A proposed mixed use project at 411-437 Lytton Avenue would demolish one building and relocate a historic structure within the Lytton Avenue District in downtown Palo Alto. Concerns about the project's effects on the surrounding historic resources and potential resources in the neighborhood prompted the Planning and Community Environment Department to request an analysis of those potential effects as part of the environmental review process.

Per City Staff direction, C. G. Duncan Historic Preservation Consulting, sub-consultant to David J. Powers and Associates, prepared this evaluation to analyze possible effects on historic resources in the vicinity of the project.

## **Project Description**

The project site consists of two properties; 411 Lytton Avenue and 437 Lytton Avenue. The proposed project includes a request for a property merger of 411 and 437 Lytton Avenue, creating a single 15,031 square foot parcel.

The project proposes to demolish an existing two-story office building and construct a three-story mixed use (office and residential) building on the 437 Lytton Avenue property with underground parking. In addition, the existing historic cottage at 411 Lytton Avenue will be rehabilitated for re-use including a small rear addition.

## **Existing and Proposed On-Site Buildings**

The 411 Lytton Avenue property contains a historic cottage constructed in 1901. It was designated a Category 2 Historic Building on the City's local historic register by vote of City Council in 2014 at the request of Hayes Group Architects, the project's designer. It is currently used as a residence. The proposed project would construct a historically compatible 276 square foot addition at the back of the house and construct a full basement beneath the house footprint. The cottage will be rehabilitated (per Secretary of Interior Standard's for the Treatment of Historic Properties) and will remain a residence.

The 437 Lytton property currently contains a two-story, flat roofed office building measuring 60 feet per side, and 24 feet high. It was constructed in 1969 with the exterior cladding having been heavily altered in 1984, giving the building its current appearance. The structure was built with no lot line setbacks at the corner of Lytton Avenue and Kipling Street. The remainder of the site is devoted to surface parking with a small lot to the northwest and a large lot to the southwest. The existing building is not listed on a local or state register of historical resources or meets the criteria for listing on the California Register of Historical Resources (C.G. Duncan, 2016). This building, therefore, is not a historic resource under the California Environmental Quality Act.

The proposed mixed use, three story, 40 foot high building would be built to the lot lines at the intersection of Kipling Street and Lytton Avenue. There will be commercial office space on the first and second floors with residential use on the third level. The total new floor area will be 19,892 square feet of which 13,310 square feet will be commercial office, and 6,305 square feet will be residential. Two levels of underground parking are entered by a ramp at the northwest of the property.

Stylistically the proposed building is contemporary and of mixed materials and forms. The building is characterized by a variety of forms and materials that work in concert to reduce its mass and scale. The different forms and materials also serve to codify the building's different spatial functions.

The third floor residential level steps back from Lytton Avenue and Kipling Street and culminates in a series of sloped roofs. The first floor commercial office level peels back from the street façade forming an entry court leading to the lobby block at the southwest end of the building. The second floor commercial office level holds the line of the Lytton Avenue street edge creating a horizontal visual separation between the two office levels at the main, Lytton Avenue elevation. In addition, dedicated building forms that are distinct from the residential and office areas, are employed to designate stair towers and the lobby.

Materials on the building's exterior would include wood panel siding, western red cedar siding, glass railings, clear anodized aluminum window framing, laminated

glass fins, low-emissivity glass, composite metal paneling, standing seam metal roof, and painted cement plaster.

The overall effect of the design is that the building is fragmented into smaller scale elements; thereby, reducing the apparent scale of the building. The massing, material, and transitions are shown on figures 1 through 3



(fig. 1) Perspective, Lytton Avenue elevation looking north (from Hayes Group Architects).



(fig. 2) Perspective, from Kipling Street looking south (from Hayes Group Architects).



(fig. 3) Perspective drawing looking east across the back of the property (from Hayes Group Architects).

## **Lytton Avenue District Description**

The City of Palo Alto designates the Lytton Avenue District as extending on both sides of Lytton Avenue from Alma Street to Middlefield Road. Research at the Sanborn fire insurance map archive at the Palo Alto Historical Association indicates that Lytton Avenue originally developed as a residential neighborhood immediately parallel (one block to the northwest) of the University Avenue Commercial Street. The character of Lytton Avenue changed over the years and it has become a mix of residential and commercial uses. The block containing the subject office project site as well as the adjacent blocks to the north and south contain historic houses, some of which have been successfully rehabilitated for re-use as office or commercial space while maintaining the historic character of the early twentieth century residential neighborhood.

The updated 1969 City of Palo Alto Urban Design Plan, (Page 48) cites the use between Alma and Ramona Streets as Mixed Commercial and Residential, between Ramona and Waverly as Commercial, between Waverly

and Tasso as Mixed Commercial and Residential, and between Tasso and Middlefield as Residential. The Urban Design Plan (page 47 – Lytton Avenue District) further states:

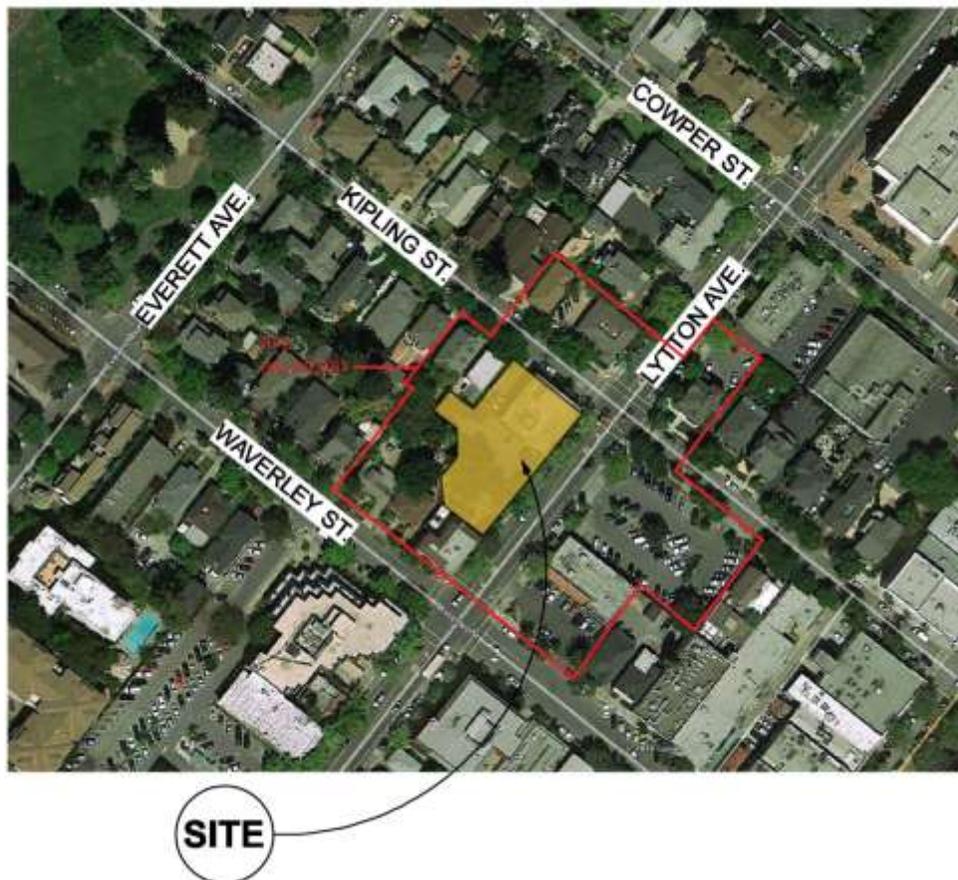
*“Lytton Avenue is a mix of office, commercial, and residential uses. It defines the northern edge of downtown and acts as a transition area between the more intense uses in the downtown core and the residential areas to the north”.*

The project site (411-437 Lytton Avenue) is located within the Lytton Avenue District, between Waverly and Kipling Streets, in a Mixed Commercial and Residential area.

## **Description of the Area Reviewed**

This report reviews potential effects on properties adjacent to the 411– 437 Lytton Avenue internal block property lines. In addition it includes the surrounding immediate properties on the blocks across the street from Kipling Street, and Lytton Avenue.

The project does not have the potential to affect the integrity of parcels further removed from the subject site at 411-437 Lytton Avenue due to distance. At these locations, the proposed new building either would not be visible or would be far enough away such that the mass, scale and building shadows (e.g., cast on historic gardens or windows) would not result in alterations in the character or use of historic buildings. As a result, this evaluation includes only those parcels with historic or potential historic properties immediately adjacent to the project site.



(fig. 4) 411-437 Lytton Ave. project site and area evaluated for potential effects to off-site historic resources. (Photo Source: Hayes Group Architects).

## Identified Historic or Potential Resources

Research into the on-line City of Palo Alto Parcel Records cross referenced against the City's Master List of Properties on the Historic Inventory show six historic properties within the properties adjacent to the subject internal block (figures 5 through 10).

These Include:

- 340 Kipling Street – Deemed potentially eligible for the CRHR in 1998 (figure 8)
- 344 Kipling Street – Deemed potentially eligible for the CRHR in 1998 (figure 7)
- 405 Kipling Street – City of Palo Alto Category 4 Historic Resource (figure 5)
- 451-457 Kipling Street – Deemed potentially eligible for the CRHR in 1998 (figure 6)
- 411 Lytton Avenue – City of Palo Alto Category 2 Historic Resource (figure 9)
- 385 Waverley Street – Deemed eligible for the NRHP in 1998; eligible for the CRHR due to the eligibility for the NRHP (figure 10)



(fig. 5) 405 Kipling Street



(fig. 6) 451-457 Kipling Street



(fig. 7) 344-348 Kipling Street



(fig. 8) 340 Kipling Street



(fig. 9) 411 Lytton Avenue (within Project Site)



(fig. 10) 385 Waverley Street

Properties with no historic status on properties adjacent to the 411– 437 Lytton Avenue internal block include:

349-351 Kipling Street  
401 Lytton Avenue  
450 Lytton Avenue  
401-405 Waverley Street

These properties are not considered in this report; however, the following property bears review.

373-377 Waverley Street. This property is not included on Palo Alto's Historic Resource Inventory; however, the site survey visit suggested that this property may in fact be eligible for the CRHR. It was not included on the 1998 survey that identified the numerous potential resources in the Lytton Avenue District. It is beyond the scope of this report to research why it was not included or to engage the specifics as to why it should be, but a visual inspection and cursory research on the City's Gist database survey suggests that it may be a potential resource. That record shows it was constructed in 1923. The Sanborn map from 1924 through the 1959 edition amendments archived at the Palo Alto Historical Association shows the property as it appears today with a one story duplex at the street and a two story ancillary building sharing a rear property line with the subject project. It appears to have integrity with character defining period features intact (figure 11). For the purpose of this report it will be included among the potentially historic resources cited above.



(fig. 11) 373-375 Waverley Street

## Regulatory Setting – Characteristics of Historic Properties

The California Office of Historic Preservation's Technical Assistance Series #6, *California Register and National Register: A Comparison*, outlines the differences between the federal and state processes. The criteria to be used when establishing the significance of a property for listing on the California Register of Historical Resources (CRHR) are very similar to those of the National Register of Historic Places (NRHP). There are four criteria for consideration of historic significance. The property:

1. ...is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. ... is associated with the lives of persons important to local, California, or national history; or
3. ...embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. ...has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.

The CRHR requires the establishment of historic significance (as defined by one of the four criteria above) before integrity is considered.

To qualify under the CRHR's Criteria for Evaluation, the property must also retain "historic integrity of those features necessary to convey its significance." While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."

To determine if a property retains the physical characteristics corresponding to its historic context, the NRHP has identified seven aspects of integrity, which the CRHR closely follows:

Location is the place where the historic property was constructed or the place where the historic event occurred.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Setting is the physical environment of a historic property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.

As discussed below, for a project to have an adverse effect on a historic resource, it would have to result in a loss of integrity and/or the characteristics that qualify the structure as a historic property (e.g., Criteria 1-4, above).

City staff asked that, for the purposes of this report, we assess the maintenance of historic integrity and the projects effects by assessing view and setting, mass and scale and evaluating shadow studies.

## **Adverse Effects Assessment**

NHPA Section 800.5(a) (1) states:

*“Adverse effects occur when an undertaking (project) may directly or indirectly alter characteristics of a historic property that qualify it for inclusion in the Register. Reasonably foreseeable effects caused by the undertaking that may occur later in time, be further removed in distance, or be cumulative also need to be considered.”*

This evaluation will focus on the effects of the project on the characteristics of historic properties adjacent to the 411– 437 Lytton Avenue internal block.

Examples of adverse effects to historic structures could include physical destruction or damage; alteration not consistent with the Secretary of the Interior's Standards; relocation of a property; or a change of use or physical features of a property's setting; visual, atmospheric, or audible intrusions.

## Potential Effects on Surrounding Properties

On parcels adjacent to the 411- 437 Lytton Avenue project, any potential effects of the project would be indirect, as new construction could not potentially compromise the location, design, material, or workmanship components of historic integrity for these buildings. The following evaluation, therefore, focuses on the potential for the project to alter the setting and feeling of the historic buildings (refer to discussions of *View and Setting*, *Mass and Scale*, and *Shadow Studies*, below).

### View and Setting.

Lytton Avenue is, by definition a mixture of historic and contemporary properties that have existed side by side for over forty years. The proposed project replaces one, non-historic commercial building with another of contemporary design.

For the purpose of this report, view is defined as the view from a historic property. Setting is the surrounding context that supports the property's historic significance.

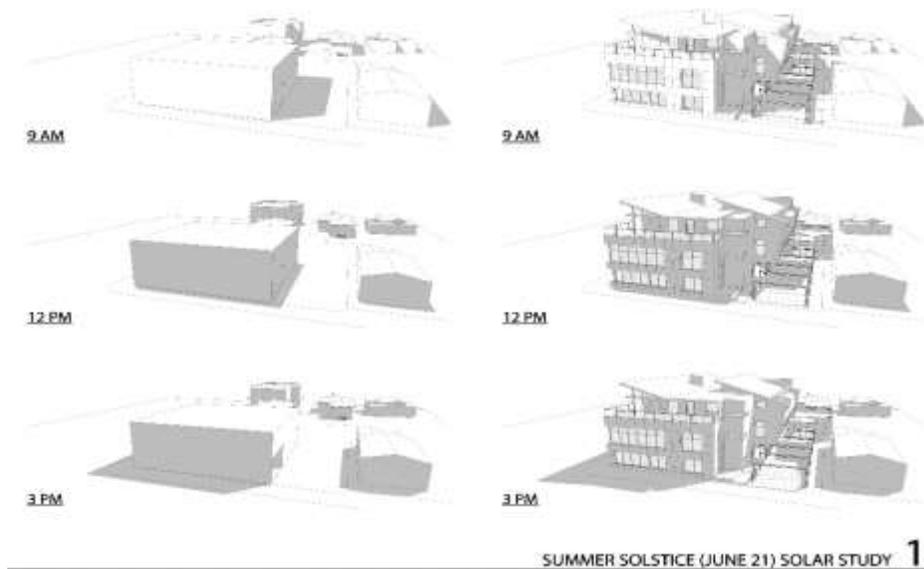
All of the historic properties on Kipling Street as well as the historic cottage at 411 Lytton Avenue have views of the proposed project. The Waverly Street properties will have obscured views across rear lot lines. The Lytton Avenue District contains several historic properties ; however, it is not a historic district, but rather an identified planning area with a design character containing individual historic properties whose historic character lies within the individual property boundary. Each historic property, unless the neighboring property is historic as well, has a view to a radically altered cityscape that developed well after the period of significance of the historic property. Because of this, the significance resides primarily within the individual property's lot lines, and less on the surrounding context. The context in which the historic properties reside is based on the Lytton Avenue Development Guidelines, with substantial changes since its implementation in 1969, and not on the characteristics of view and setting.

### Mass and Scale.

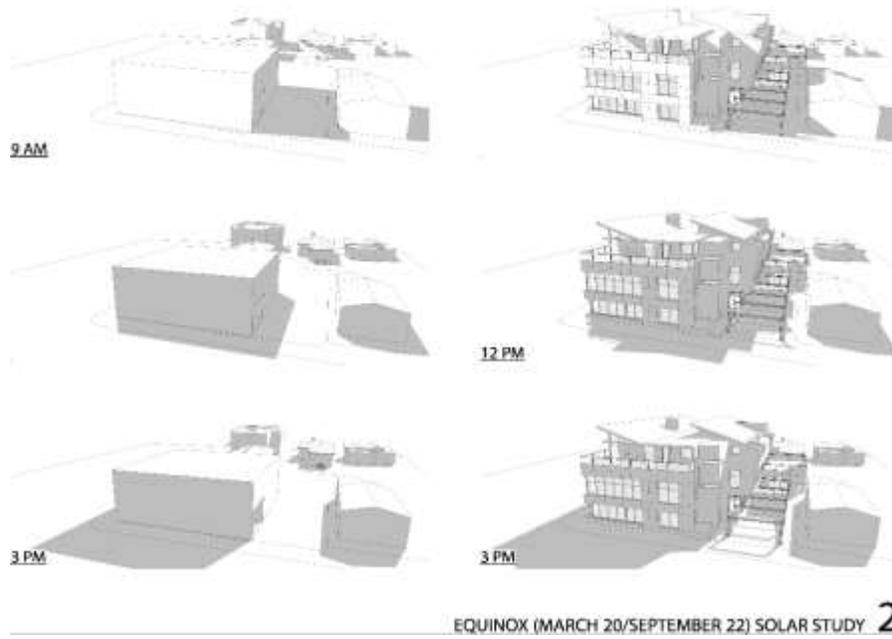
Mass is the dimensional size and bulk of a building. Scale refers to the relative size of a building as perceived by the viewer. While the two story, non-historic office building will be demolished to make way for the new three story, mixed use building on the same site, the general character of the Lytton Avenue District is defined by buildings of varied mass and scales and will not be compromised. The proposed project is well within the mass and scale parameters established by other buildings of similar use in the District and also would not physically block views of the character defining features of the historic buildings from public viewpoints.

### Shadow Studies.

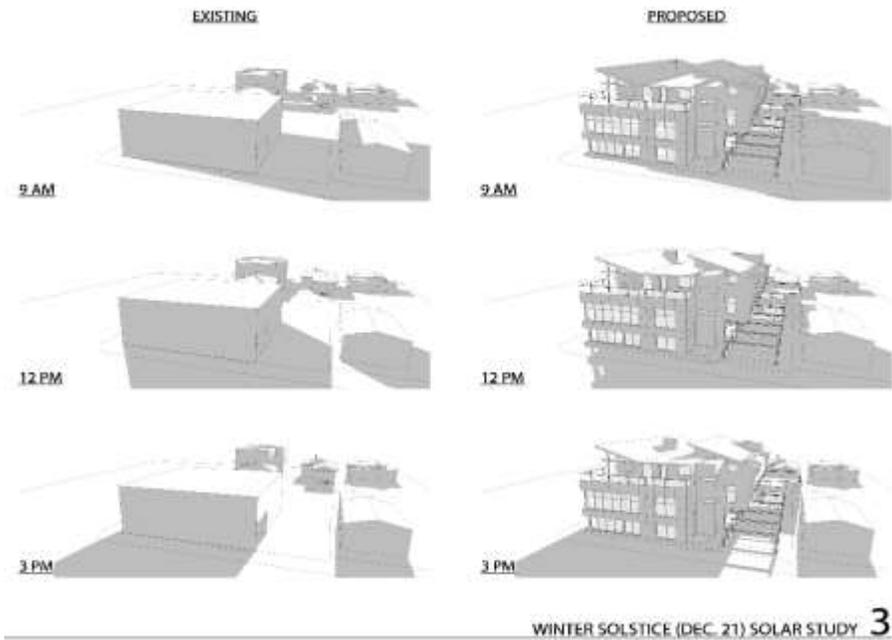
As part of the ARB submission of an ARB re-submittal dated 8-7-2015, the Hayes Group Architects submitted a series of shadow studies (page A4.2) looking at the site from the north showing shadowing at the summer solstice (the sun at its highest angle), through the equinox, and to the winter solstice (sun at its lowest angle). (figures 12, 13 and 14). Because of the site's solar orientation, no Waverly Street properties are affected, the cottage at 411 Lytton is not affected, and the properties across Kipling Street are not affected. The only period of time when the proposed project creates an effect beyond existing conditions is during the winter solstice between 9:00 am and after 12:00 pm when the property at 344 Kipling Street receives additional shadowing (figure 14). This condition; however, is not an adverse effect. This building does not include stained glass windows, atriums or gardens that are character defining historic features dependent on light, and the minor additional shading during this period would not adversely affect the eligibility of this building as a historic resource.



(fig. 12) Summer shadow study looking south from the Hayes Group Architects



(fig. 13 Equinox shadow study looking south from the Hayes Group Architects



(fig.14) Winter shadow study looking south from the Hayes Group Architects

## **Conclusion**

This report and its methodology was derived from discussions with staff from the Palo Alto Planning and Community Environment Department based on concerns about the effects of the proposed project on the surrounding individually listed historic properties. This report addresses the effects that would compromise the historic character of identified, proposed, and a recently identified resource in the Lytton Avenue District.

This report finds that based on an analysis of setting, views, mass and scale, and shadow studies, that there are no adverse effects on the surrounding historic and potential historic properties as the result of this project.

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- Palo Alto Historical Association, Sanborn Map Archive 1924 base with amendments through 1959.
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- Secretary of the Interior's Standards for the Treatment of Historic Properties.

# **APPENDIX C**

## **Geotechnical Investigation**

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*411-437 Lytton Avenue Project  
Initial Study/Mitigated Negative Declaration*

**City of Palo Alto**

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**GEOTECHNICAL INVESTIGATION  
FOR  
EHIKIAN MIXED-USE BUILDING  
AND RESIDENCE ADDITION  
411 & 437 LYTTON AVENUE  
PALO ALTO, CALIFORNIA 94301**

October 2014

Prepared for

**Mr. Brad R. Ehikian**  
**c/o Ehikian & Company**  
3105 Woodside Road  
Woodside, California 94062

Project No. 1573-8A

**ROMIG ENGINEERS, INC.**  
GEOTECHNICAL & ENVIRONMENTAL SERVICES

October 22, 2014  
1573-8A

**Mr. Brad R. Ehikian**  
**c/o Ehikian & Company**  
3105 Woodside Road  
Woodside, California 94062

**RE: GEOTECHNICAL INVESTIGATION  
MIXED-USE BUILDING AND  
RESIDENCE ADDITION  
411 & 437 LYTTON AVENUE  
PALO ALTO, CALIFORNIA**

Dear Mr. Ehikian:

As requested, we have performed a geotechnical investigation for the proposed mixed-use building and residence addition to be constructed at 411 and 437 Lytton Avenue in Palo Alto, California, respectively. The accompanying report summarizes the results of our field exploration, laboratory testing, and engineering analysis, and presents our geotechnical recommendations for the proposed building and residence addition.

We refer you to the text of our report for specific recommendations.

Thank you for the opportunity to work with you on this project. If you have any questions or comments concerning the findings or recommendations from our investigation, please call.

Very truly yours,

**ROMIG ENGINEERS, INC.**



Coleman K. Ng, P.E.



Glenn A. Romig, P.E., G.E.



Copies: Addressee (2)  
Hayes Group Architects (4)  
Attn: Mr. Alex Smith  
Adamo and Associates (via email)  
Attn: Mr. Thomas Adamo

GAR:CN:dr

**GEOTECHNICAL INVESTIGATION  
EHIKIAN MIXED-USE BUILDING  
AND RESIDENCE ADDITION  
411 & 437 LYTTON AVENUE  
PALO ALTO, CALIFORNIA 94301**

**PREPARED FOR:  
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**OCTOBER 2014**

# TABLE OF CONTENTS

Page No.

Letter of transmittal	
Title Page	
TABLE OF CONTENTS	
INTRODUCTION .....	1
Project Description .....	1
Scope of Work .....	1
Limitations .....	2
SITE EXPLORATION AND RECONNAISSANCE.....	3
Surface Conditions.....	3
Subsurface Conditions .....	3
Ground Water.....	4
City Basement Drainage Requirements .....	4
GEOLOGIC SETTING .....	5
Faulting and Seismicity.....	5
Table 1. Earthquake Magnitudes and Historical Earthquakes .....	6
Earthquake Design Parameters .....	6
Liquefaction Evaluation.....	7
Geologic Hazards.....	7
CONCLUSIONS .....	8
FOUNDATIONS .....	10
Basement Mat Foundation .....	10
Basement Water Proofing .....	10
Spread Footings .....	11
Lateral Loads for Shallow Foundations .....	11
Drilled Piers .....	12
Lateral Loads for Piers.....	13
Settlement .....	13
SLABS-ON-GRADE.....	13
General Slab Considerations.....	13
Exterior Flatwork.....	14
Interior Slabs.....	14
BASEMENT RETAINING WALLS.....	15
EARTHWORK.....	16
Clearing and Subgrade Preparation .....	16
Temporary Slopes and Excavations.....	17
Basement Excavation Support .....	17
Temporary Dewatering For Basement Excavation.....	18
Material For Fill.....	18
Finished Slopes .....	19
Compaction.....	19
Table 2. Compaction Recommendations .....	19
Surface Drainage.....	20
FUTURE SERVICES .....	20
Plan Review .....	20
Construction Observation and Testing .....	21

## **TABLE OF CONTENTS**

(Continued)

### **REFERENCES**

**FIGURE 1 - VICINITY MAP**

**FIGURE 2 - SITE PLAN**

**FIGURE 3 - VICINITY GEOLOGIC MAP**

### **APPENDIX A - FIELD INVESTIGATION**

Figure A-1 - Key to Exploratory Boring Logs

Exploratory Boring Log EB-1

Cone Penetration Tests CPT-1, CPT-2 and CPT-3

### **APPENDIX B - SUMMARY OF LABORATORY TESTS**

Figure B-1 - Plasticity Chart

**GEOTECHNICAL INVESTIGATION  
FOR  
EHIKIAN MIXED-USE BUILDING  
AND RESIDENCE ADDITION  
411 & 437 LYTTON AVENUE  
PALO ALTO, CALIFORNIA**

**INTRODUCTION**

This report presents the results of our geotechnical investigation for the proposed mixed-use building and residence addition to be constructed at 411 and 437 Lytton Avenue in Palo Alto, California, respectively. The location of the site is shown on the Vicinity Map, Figure 1. The purpose of this investigation was to evaluate subsurface conditions at the site and to provide geotechnical recommendations for the proposed improvements.

**Project Description**

We understand that the project consists of constructing a new three-story mixed-use building at 437 Lytton Avenue and an addition to the existing historical residence at 411 Lytton Avenue in Palo Alto, California. As part of the project, the two lots will be merged into one. The mixed-use building will include about 19,000 square feet of residential and commercial space and will include two levels of underground parking. An approximately 270-square-foot addition is planned at the rear of the existing residence located at the southwest portion of the property. The underground parking will encompass the majority of the combined site and will be constructed below the entire footprint of the mixed-use building and below approximately the northeastern two-thirds of the historical residence. The lower level of underground parking is expected to have a finished floor elevation extending approximately 24.7 to 26.8 feet below the existing ground surface. In addition, car stacker pits that will extend to a depth of about 33.8 feet will be constructed at the southwestern portion of the parking garage. The existing two-story office building at the northeastern portion of the site will be demolished prior to construction.

**Scope of Work**

The scope of work for our investigation was presented in our agreement with Mr. Brad Ehikian, dated August 12, 2014. In order to accomplish this work, we have performed the following services:

- Review of readily available geologic and geotechnical literature pertinent to the general area of the site and our previous exploratory boring data collected at the 411 Lytton Avenue site in 2008.
- Subsurface exploration consisting of advancing three cone penetration tests (CPT) in the area of the proposed building and residence addition.
- Laboratory testing of selected samples to aid in soil classification and to help evaluate the engineering properties of the soils encountered at the site.
- Engineering analysis and evaluation of the surface and subsurface data to develop earthwork guidelines and foundation design criteria for the project.
- Preparation of this report presenting our findings, conclusions, and geotechnical recommendations for the proposed building and residence addition.

#### **Limitations**

This report has been prepared for the exclusive use of Mr. Brad Ehikian for specific application to developing geotechnical design criteria for the proposed mixed-use building and residence addition to be constructed at 411 and 437 Lytton Avenue in Palo Alto, California. We make no warranty, expressed or implied, for the services we performed for this project. Our services are performed in accordance with the geotechnical engineering principles generally accepted at this time and location. This report was prepared to provide engineering opinions and recommendations only. In the event there are any changes in the nature, design, or location of the project, or if any future improvements are planned, the conclusions and recommendations presented in this report should not be considered valid unless 1) the project changes are reviewed by us, and 2) the conclusions and recommendations presented in this report are modified or verified in writing.

The analysis, conclusions, and recommendations presented in this report are based on site conditions as they existed at the time of our investigation; the currently planned improvements; review of readily available reports relevant to the site conditions; and laboratory test results. In addition, it should be recognized that certain limitations are inherent in the evaluation of subsurface conditions and that certain conditions may not be detected during an investigation of this type. Changes in the information or data gained from any of these sources could result in changes in our conclusions or recommendations. If such changes occur, we should be advised so that we can review our report in light of those changes.

## **SITE EXPLORATION AND RECONNAISSANCE**

Site reconnaissance and subsurface exploration were performed on September 2, 2014. Our subsurface exploration consisted of advancing three CPTs in the area of the proposed development. The CPTs were advanced to refusal condition within dense to very dense gravelly sand at depths ranging from 20.5 to 28.9 feet below ground surface using an electronic cone penetration test system (CPT), which was mounted on a truck having a down pressure capacity of 20 tons. In addition, one exploratory boring was advanced to a depth of about 45 feet at the southwestern portion of the site during our previous geotechnical investigation in 2008. The approximate locations of the boring and CPTs are shown on the Site Plan, Figure 2. The boring and CPT logs are attached in Appendix A, and the results of our laboratory tests are attached in Appendix B.

### **Surface Conditions**

The site is located in a mixed residential and commercial area west of the intersection of Lytton Avenue and Kipling Street. At the time of our investigation, the northeastern portion of the site (437 Lytton Avenue) was occupied by a two-story office building, which appeared to be of concrete construction, and an asphalt concrete parking lot. The southwestern portion of the site (411 Lytton Avenue) was occupied by a single-story, wood frame residence. The relatively flat site was landscaped with shrubs and small to medium trees at various places across the properties.

The depth and width of the foundation systems of the existing buildings are unknown. Based on brief observation from the exterior, the buildings appeared to be in satisfactory condition with no obvious signs of distress. The asphalt concrete pavement at the parking lot on 437 Lytton Avenue appeared to be in adequate condition.

### **Subsurface Conditions**

At the locations of our exploratory boring and CPTs, we primarily encountered medium dense to very dense sand with various amounts of fines to the maximum depths explored which ranged from about 20.5 to 45 feet. Some interbedded strata of sandy lean clay and silt were also encountered at various depths and locations across the site. In Boring EB-1 and CPT-1, we also encountered about 4.5 to 6 feet of lean clay of low plasticity below the existing ground surface. In CPT-1, the clay between depths of about 2.5 to 6 feet appeared to be soft and is expected to be highly compressible under small foundation or fill loads.

Portions of the medium dense sands encountered in our boring appeared to be susceptible to liquefaction. Details of our liquefaction evaluation are included in the section below titled "Liquefaction Evaluation."

A Liquid Limit of 33 and a Plasticity Index of 15 were measured on a sample of near-surface soil obtained from Boring EB-1. These test results indicate that the surface and near-surface soils at the site have low plasticity and a relatively low potential for expansion.

#### **Ground Water**

Free ground water was not encountered in our CPTs during our subsurface exploration, but was encountered at a depth of about 30 feet in Boring EB-1 during our previous exploration. The boring and CPTs were backfilled with grout immediately after drilling and sampling was completed, therefore a stabilized ground water level measurement was not obtained. Please be cautioned that fluctuations in the level of ground water can occur due to variations in rainfall, landscaping, surface and subsurface drainage patterns, and other factors.

Information in Seismic Hazard Zone Report 111 for the Palo Alto Quadrangle (California Geological Survey [CGS], 2006) indicates the historical high ground water level to be approximately 23 feet in the site area. In addition, we have reviewed ground water data available in our files for four properties within about 1,200 feet of the subject site. The data indicates that ground water at these nearby sites was generally consistent with the levels measured at the subject site, considering time of measurement, site elevation and expected regional ground water gradient. The information also indicates that ground water levels have fluctuated by about 13 feet from high to low over the last two decades.

Based on the findings from this investigation, our local experience and the CGS historic high ground water, it is our opinion that the highest projected ground water level to be considered for design should be approximately 21 feet below the existing ground surface.

#### **City Basement Drainage Requirements**

The City of Palo Alto Public Works Department has instituted a policy that requires basement floors and basement walls in this area of Palo Alto to be designed and constructed without underdrains or wall backdrains. Since basement drains will not be allowed, the basement floor located below the design ground water level will need be designed to resist potential hydrostatic uplift pressure and the basement walls will need to be designed to resist lateral loads from undrained soil backfill and hydrostatic pressure. In addition, the structural engineer should confirm that the building will not become buoyant under unusually high ground water conditions. To reduce the potential for leaks and dampness of the basement, the basement floors and walls will need to be effectively water-proofed.

## **GEOLOGIC SETTING**

As part of our investigation, we briefly reviewed our local experience and geologic information in our files pertinent to the general area of the site. Geologic information for the area indicates the site is underlain by Pleistocene-age alluvial fan and fluvial deposits, Qpaf (Brabb, Graymer and Jones, 2000). These alluvial fan and fluvial deposits are generally expected to consist of dense, gravelly and clayey sand or clayey gravel that becomes finer upward transitioning into sandy clay. The geology of the general area of the site is shown on the Vicinity Geologic Map, Figure 3.

The lot and the immediate vicinity are located in an area that slopes very gently to the east and northeast (approximately 7 feet vertically per 1,000 feet laterally, although locally the topography may be steeper). The site is located at an elevation approximately 56 feet above sea level.

The Seismic Hazard Zones Map of the Palo Alto Quadrangle (California Geological Survey, 2006) indicates the site is located in an area that may be underlain by soils that have the potential to liquefy during a major earthquake. The potential for liquefaction of the soils encountered at the site is discussed later in this report.

### **Faulting and Seismicity**

There are no mapped through-going faults across or adjacent to the site, and the site is not located in a State of California Earthquake Fault Zone, an area where the potential for fault rupture is considered probable. The closest active fault is the San Andreas fault, located approximately 5.7 miles southwest of the property. Thus, the likelihood of surface rupture occurring from active faulting at the site is remote.

The San Francisco Bay Area is, however, an active seismic region. Earthquakes in the region result from strain energy constantly accumulating due to the northwestward movement of the Pacific Plate relative to the North American Plate. On average about 1.6-inches of movement occur per year. Historically, the Bay Area experienced large, destructive earthquakes in 1838, 1868, 1906, and 1989. The faults considered most likely to produce large earthquakes in the area include the San Andreas, San Gregorio, Hayward, and Calaveras faults. The Hayward and Calaveras faults are located approximately 13 and 18 miles northeast of the site, respectively. The San Gregorio fault is located approximately 15 miles southwest of the site. These faults and significant earthquakes that have been documented in the Bay Area are listed below in Table 1 on the following page.

**Table 1. Earthquake Magnitudes and Historical Earthquakes  
Mixed-Use Building and Residence Addition  
Palo Alto, California**

<u>Fault</u>	<u>Maximum Magnitude (Mw)</u>	<u>Historical Earthquakes</u>	<u>Estimated Magnitude</u>
San Andreas	7.9	1989 Loma Prieta	6.9
		1906 San Francisco	7.9
		1865 N. of 1989 Loma Prieta Earthquake	6.5
		1838 San Francisco-Peninsula Segment	6.8
		1836 East of Monterey	6.5
Hayward	7.1	1868 Hayward	6.8
		1858 Hayward	6.8
Calaveras	6.8	1984 Morgan Hill	6.2
		1911 Morgan Hill	6.2
		1897 Gilroy	6.3
San Gregorio	7.3	1926 Monterey Bay	6.1

In the future, the subject property will undoubtedly experience severe ground shaking during moderate and large magnitude earthquakes produced along the San Andreas or other active Bay Area fault zones. The Working Group On California Earthquake Probabilities, a panel of experts that are periodically convened to estimate the likelihood of future earthquakes based on the latest science and information, concluded there is a 63 percent chance for at least one earthquake of Magnitude 6.7 or larger in the Bay Area before 2038 (Working Group, 2008). The San Andreas fault has the second highest likelihood of a large earthquake in the Bay Area, estimated as a 21 percent chance of a Magnitude 6.7 or larger earthquake by 2038, while the Hayward fault has the highest likelihood of a similar event (31 percent).

#### **Earthquake Design Parameters**

The State of California requires that all buildings be designed in accordance with the seismic design provisions presented in the 2013 California Building Code, and in ASCE 7-10, "Minimum Design Loads for Buildings and Other Structures." Based on site geologic conditions, and on information from our subsurface exploration at the site, the site may be classified as Site Class D, stiff soil, in accordance with Chapter 20 of ASCE 7-10. Spectral Response Acceleration parameters  $S_S$  and  $S_1$ , and site coefficients  $F_a$  and  $F_v$ , may be taken directly from the U.S.G.S. website based on the longitude and latitude of the site. For the site latitude (37.4484) and longitude (-122.1615) and Site Class D,  $F_a = 1.0$ ,  $F_v = 1.5$ ,  $S_Ds = 1.012g$  and  $S_{D1} = 0.696g$ .

### **Liquefaction Evaluation**

Severe ground shaking during an earthquake can cause loose to medium dense granular soils to densify. If the granular soils are below ground water, their densification can cause increases in pore water pressure, which can lead to soil softening, liquefaction, and ground deformation. Soils most prone to liquefaction are saturated, loose to medium dense, silty sands and sandy silts with limited drainage, and in some cases, sands and gravels that are interbedded with or that contain seams or layers of impermeable soil.

To evaluate the potential for earthquake-induced liquefaction of the soils at the site, we performed a liquefaction analysis of the boring data from our investigation following the methods described in the 2008 publication by Idriss and Boulanger titled "Soil Liquefaction During Earthquakes".

The medium dense sands encountered below the assumed highest ground water table, which is estimated to be at a depth of about 21 feet, were considered in our liquefaction analysis. Soils with normalized standard penetration test,  $(N_1)_{60}$ , greater than 30 blows per feet were considered too dense to liquefy.

The results of our analysis indicate that the medium dense sands encountered in Boring EB-1 between depths of about 20 to 23 feet and 33 to 42 feet could liquefy when subjected to a peak ground acceleration (PGA) of 0.54g, the PGA that has a 10 percent probability of being exceeded during a 50-year period. Total settlement that could occur as a result of liquefaction from the design-level earthquake is estimated to be approximately 2-1/4 inches. In our opinion, differential settlement of about 1-inch over a horizontal distance of about 50 feet is possible from this amount of total settlement. The above estimated dynamic settlement should be considered during the structural design of the foundation system.

### **Geologic Hazards**

We briefly reviewed the potential for geologic hazards (other than liquefaction which was discussed previously) to impact the site, considering the geologic setting and the soils encountered during our investigation. The results of our review are presented below.

- **Fault Rupture** - The site is not located in an Earthquake Fault Zone or area where fault rupture is considered likely. Therefore, active faults are not believed to exist beneath the site, and the potential for fault rupture to occur at the site is considered low, in our opinion.

- Ground Shaking - The site is located in an active seismic area. Moderate to large earthquakes are probable along several active faults in the greater Bay Area over a 30 to 50 year design life. Strong ground shaking should therefore be expected several times during the design life of the development, as is typical for sites throughout the Bay Area. The building should be designed and constructed in accordance with current earthquake resistance standards.
- Differential Compaction - Differential compaction occurs during moderate and large earthquakes when soft or loose, natural or fill soils are densified and settle, often unevenly across a site. The materials encountered in our borings were primarily stiff to hard clay and silt, and medium dense to very dense sand, which are generally not prone to significant differential compaction. Although about 3.5 feet of soft soil was encountered in our CPT-1 between depths of about 2.5 to 6 feet, since a full basement is planned below the entire footprint of the proposed mixed-use building and the foundations for the at-grade portion of the historical residence will extend below the soft soils (if encountered), in our opinion, the likelihood of significant damage to the buildings from differential compaction is low.

## CONCLUSIONS

From a geotechnical viewpoint, the site is suitable for the proposed building and residence addition, provided the recommendations presented in this report are followed during design and construction. Specific geotechnical recommendations for the project are presented in the following sections of this report.

The primary geotechnical concerns for the proposed building are the presence of the medium dense sands that are susceptible to liquefaction during strong seismic shaking, the need for shoring the sides of the excavation for the below-grade parking, the presence of up to about 3.5 feet of soft soil in the location of our CPT-1, and the potential for severe ground shaking at the site during a major earthquake.

As indicated in the above section, up to about 2-1/4 inch of total settlement is estimated at the ground surface and on the order of about 1 inch of differential settlement over a horizontal distance of about 50 feet is estimated from liquefaction during the design earthquake event. The structural engineer should consider the potential seismic related settlement during building design.

We understand that a full basement is planned below the entire footprint of the proposed mixed-use building and below approximately the northeastern two-thirds of the existing historical building. In our opinion, the basement and basement walls of the building may be supported on a structural mat foundation. The at-grade portions of the building may be supported on conventional spread footing foundations bearing on stiff native soil below any onsite soft soil or basement backfill. Alternatively, the at-grade portions may be supported on a drilled pier and grade beam foundation.

Based on our field investigation and experience with other sites in the area, the highest projected ground water level at the site is estimated to be approximately 21 feet below the existing ground surface. To comply with the current City of Palo Alto Public Works Department policy, basement underdrains and basement wall drains will not be allowed. Therefore, the basement mat will need to be designed assuming undrained conditions with hydrostatic pressure from a depth of about 21 feet below surface grades. In order to resist the hydrostatic uplift pressure from the projected highest ground water level, the basement, depending on the proposed finished floor elevations, may need to be supported by a thickened mat foundation. If the hydrostatic uplift forces require an unreasonably thick mat, drilled piers or hold down anchors could be added.

In addition, dewatering during construction may be required depending on the depth of basement excavation and the ground water level at the time of excavation. Providing adequate waterproofing of the basement mat and walls is essential for the success of the basement. Please note however, providing water proofing recommendations is outside of our scope of services and expertise.

The granular soils encountered within the depth of the basement excavation across the site were judged to have limited cohesion and will be prone to sloughing and/or caving if excavated near-vertical. This information should be considered by the contractor when establishing temporary shoring/sloping criteria for the basement excavation and other temporary slopes and cuts.

Because subsurface conditions may vary from those encountered at the locations of our boring and CPTs, and to observe that our recommendations are properly implemented, we recommend that we be retained to 1) review the project plans for conformance with our report recommendations; and 2) observe and test during earthwork and foundation construction.

## **FOUNDATIONS**

### **Basement Mat Foundation**

In our opinion, the basement and basement walls may be supported on a mat foundation. If the hydrostatic uplift forces require an unreasonably thick mat, drilled piers or hold down anchors could be added, supplemental geotechnical recommendations should be developed by our office.

The mat may be designed for an average allowable bearing pressure of 3,000 pounds per square foot for combined dead plus live loads, with maximum localized bearing pressures of 3,750 pounds per square foot at column or wall loads. These pressures may be increased by one-third for total loads including wind or seismic forces. These pressures are net values; the weight of the mat may be neglected in design. A modulus of subgrade reaction of 75 pounds per cubic inch may be assumed for the basement subgrade.

The mat foundation should be designed to resist hydrostatic uplift pressure resulting from the highest projected ground water level of 21 feet below the existing ground surface. A water-proofing system designed by others should be installed below and around the edges of the mat foundation (and behind the basement walls).

The bottom of the excavation for the basement mat should be cleaned of all loose or soft soil and debris. A member of our staff should observe the excavation and evaluate whether or not scarification and recompaction of the bottom of the excavation is needed. A 6-inch thick layer of ¾-inch crushed rock or a thin working slab may be placed on the prepared and approved mat subgrade as a working surface if desired by the contractor.

### **Basement Water Proofing**

We have not provided recommendations regarding the method or details for basement damp-proofing since design of damp-proofing systems is outside of our scope of services and expertise. Installing adequate damp-proofing below and behind the edges of the basement floor and behind the basement walls is essential for the success of the basement structure. Placing concrete with a low water cement ratio should be considered as one step of good damp-proofing as discussed in the Slab-On-Grade section below. The damp-proofing system below the basement mat may be placed directly on the compacted or approved soil subgrade, the staging rock, or on a thin working slab, as determined by the water-proofing consultant and design and construction team.

### **Spread Footings**

In our opinion, at-grade portions of the residence, retaining walls and improvements at the access ramp and other miscellaneous at-grade structures may be supported on conventional continuous and isolated spread footing foundations bearing in undisturbed stiff native soil below any basement wall backfill and any soft onsite soils. Footings should have a width of at least 15 inches and should extend at least 24 inches below exterior grade and at least 20 inches below the bottom of concrete slabs-on-grade, whichever is deeper. Footings with at least these minimum dimensions may be designed for an allowable bearing pressure of 2,500 pounds per square foot for dead plus live loads, with a one-third increase allowed when considering additional short-term wind or seismic loading. The weight of the footings may be neglected for design purposes.

We recommend that isolated footings and portions of continuous footings parallel to basement walls be supported on undisturbed native soil below the basement wall backfill. Surcharge pressure from these footings should be applied to the basement walls in accordance with the criteria presented in the section of this report titled "Basement Retaining Walls." Footings that cross the basement wall backfill preferably should be designed to span across the wall backfill.

All footings located adjacent to utility lines should be embedded below a 1:1 plane extending up from the bottom edge of the utility trench. All continuous footings should be reinforced with top and bottom steel, to provide structural continuity and to permit spanning of local irregularities.

The bottom of all footing excavations should be cleaned of all loose or soft soil and debris. Our representative should observe the excavations to confirm that they are founded in suitable material and have been properly cleaned prior to placing concrete forms and reinforcing steel. If soft or loose soils are encountered at the foundation bearing depth, our field representative will require these soils be removed and may recommend a deeper excavation depth before reinforcing steel is placed.

### **Lateral Loads for Shallow Foundations**

Lateral loads may be resisted by friction between the bottom of the mat and spread footings and the supporting subgrade. A coefficient of friction of 0.35 may be assumed for design. In addition to friction, lateral resistance may also be provided by passive soil pressure acting against the sides of foundations cast neat in footing excavations or backfilled with properly compacted structural fill. We recommend assuming an equivalent fluid pressure of 350 pounds per cubic foot for passive soil resistance, where appropriate. The upper foot of passive soil resistance should be neglected where soil adjacent to the footing is not covered and protected by a concrete slab or pavement.

**Drilled Piers**

As an alternative to spread footings extending below any soft on-site soil or basement backfill, the at-grade portions of the building may be supported on a drilled pier and grade beam foundation. In our opinion, piers should have a minimum diameter of 16-inches and extend at least 12 feet below the bottom of the grade beams.

Piers to be built at-grade may be designed for an allowable skin friction of 225 pounds per square foot for dead plus live loads, with a one-third increase allowed for total loads including wind or seismic forces. An allowable uplift skin friction of 180 pounds per square foot may be used.

If piers to be built below the basement level may be designed for an allowable skin friction of 450 pounds per square foot for dead plus live loads, with a one-third increase allowed for total loads including wind or seismic forces. An allowable uplift skin friction of 375 pounds per square foot may be used.

Piers should be reinforced in the vertical direction with the equivalent of at least four No. 5 bars. Vertical resistance within the upper 2 feet of the piers (from existing ground surface) should be neglected in design. Piers should have a center-to-center spacing of at least three pier diameters.

We recommend that grade beams be constructed between piers as required by the structural engineer. Grade beams should be reinforced with sufficient top and bottom steel reinforcement. In addition, the grade beam should extend at least 8-inches below the crawl space grade or slab subgrade elevation to help limit the infiltration of surface runoff beneath the structures.

Pier drilling operations should be observed by our representative, to establish that pier excavations are bearing in competent materials, extend the required depth into the expected materials, and that the pier excavations are properly cleaned. The pier depths recommended above may require adjustment if differing conditions are encountered during drilling.

Concrete should be placed in the pier holes as soon as practical after drilling, and on the same day they are drilled. Ground water may seep into the pier holes, particularly for piers at the basement portion, during pier drilling and it is possible that ground water seepage could cause some sloughing or caving of the pier holes. This can be further evaluated during drilling of the initial piers. If ground water cannot be effectively pumped from the pier holes, concrete will need to be placed in the pier holes by the tremie method. If caving conditions occur, scheduling more than one concrete placement per day or casing of the pier holes may be required.

#### **Lateral Loads for Piers**

Lateral loads on the piers may be resisted by passive earth pressure based upon an equivalent fluid pressure of 350 pounds per cubic foot, acting on 1.5 times the projected area of the pier. The passive resistance of the upper 1 foot of the piers should be neglected in design.

#### **Settlement**

Thirty year differential movement due to static loads is not expected to exceed about 3/4-inch across the buildings provided the foundations are designed and constructed as recommended. In addition, as stated in the above sections, we estimate that differential dynamic settlement on the order of about 1 inch could occur at the ground surface or at the basement mat level across an approximately 50-foot horizontal distance as a result of the design seismic event. These estimated differential settlements should be considered during the structural design.

### **SLABS-ON-GRADE**

#### **General Slab Considerations**

To reduce the potential for movement of the slab subgrade, at least the upper 6-inches of subgrade soil should be scarified and compacted at a moisture content above the laboratory optimum. The soil subgrade should be kept moist up until the time the non-expansive fill, aggregate base, and/or vapor barrier is placed. Slab subgrades and non-expansive fill should be prepared and compacted as recommended in the section of this report titled "Earthwork." Overly soft or moist soils should be removed from slab-on-grade areas. Exterior flatwork and interior slabs-on-grade should be underlain by a layer of non-expansive fill as recommended below. The non-expansive fill should consist of Class 2 aggregate base or clayey soil with a Plasticity Index of 15 or less.

Considering the potential for some differential movement of the surface and near-surface soils, we expect that reinforced slabs will perform better than unreinforced slabs. Consideration should be given to using a control joint spacing on the order of 2 feet in each direction for each inch of slab thickness.

#### **Exterior Flatwork**

Concrete walkways and exterior flatwork should be at least 4 inches thick and should be constructed on at least 6 inches of Class 2 aggregate base. It would be preferable for exterior slabs-on-grade, such as for patios, to be constructed with a thickened edge to improve edge stiffness and to reduce the potential for water seepage under the edge of the slabs and into the underlying base and subgrade. Where used, the thickened edges should be at least 8 inches wide and should extend at least 2 inches below the bottom of the underlying aggregate base layer.

#### **Interior Slabs**

At-grade concrete slab-on-grade floors, if any, should be constructed on a layer of non-expansive fill at least 6 inches thick. In areas where dampness of concrete floor slabs would be undesirable, such as within the building interior, concrete slabs should be underlain by at least 6 inches of clean gravel, such as ½- to ¾-inch clean crushed rock with no more than 5 percent passing the ASTM No. 200 sieve. Pea gravel should not be used for this capillary break material. The crushed rock layer should be densified and leveled with vibratory compaction equipment, and may be considered as the non-expansive fill recommended above.

To reduce vapor transmission up through at-grade concrete floor slabs, the crushed rock section should be covered with a high quality, UV-resistant vapor barrier conforming to the requirements of ASTM E 1745 Class A, with a water vapor transmission rate less than or equal to 0.01 perms (such as 15-mil thick “Stego Wrap Class A”). The vapor barrier should be placed directly below the concrete slab. Sand above the vapor barrier is not recommended. The vapor barrier should be installed in accordance with ASTM E 1643. All seams and penetrations of the vapor barrier should be sealed in accordance with manufacturer’s recommendations.

The permeability of concrete is effected significantly by the water:cement ratio of the concrete mix, with lower water:cement ratios producing more damp-resistant slabs and stronger concrete. Where moisture protection is important and/or where the concrete will be placed directly on the vapor barrier, the water:cement ratio should be 0.45 or less. To increase the workability of the concrete, mid-range plasticizers can be added to the mix. Water should not be added to the concrete mix unless the slump is less than specified and the water:cement ratio will not exceed 0.45. Other steps that may be taken to reduce moisture transmission through the concrete slabs-on-grade include moist curing for 5 to 7 days and allowing the slab to dry for a period of two months or longer prior to placing floor coverings. Also, prior to installation of the floor covering, it may be appropriate to test the slab moisture content for adherence to the manufacturer's requirements and to determine whether a longer drying time is necessary.

#### **BASEMENT RETAINING WALLS**

We recommend that retaining walls with level backfill that are not free to deflect or rotate, such as the basement walls, be designed to resist an equivalent fluid pressure of 38 pounds per cubic foot plus an additional uniform lateral pressure of  $8H$  pounds per square foot, where  $H$  is the height of the wall in feet.

Since the City of Palo Alto will not allow a drainage system to be installed behind the basement walls (or below the bottom of the mat foundation), below a depth of 21 feet, walls should be assumed as undrained and subject to ground water pressure and should be designed to resist an equivalent fluid pressure of 81 pounds per cubic foot plus an additional uniform lateral pressure of  $8H$  pounds per square foot.

Some provision should be made in basement wall design for at least locally undrained wall backfill conditions above a depth of 21 feet. To account for approximately 7 feet of perched ground water behind the basement walls, we recommend adding a line load surcharge of 1050 pounds per lineal foot behind the basement walls. Since perched water conditions could develop at various depths behind the basement walls, we recommend the line load surcharge be applied at various depths (such as mid-depth between floors) to check the wall design for perched water conditions.

Where retaining walls will be subjected to surcharge loads, such as from foundations, construction loading, or traffic on adjacent streets, the walls should also be designed for an additional uniform lateral pressure equal to one-half of the surcharge pressure.

Based on the site peak ground acceleration (PGA), on Seed and Whitman (1970); Al Atik and Sitar (2010); and Lew et al. (2010); seismic loads on retaining walls that cannot yield, such as the basement retaining walls, may be subjected to a seismic load as high as about  $12H^2$ . This seismic surcharge line load should be assumed to act at  $1/3H$  above the base of the wall (in addition to the active wall design pressures of 38 and 81 pounds per cubic foot for retaining walls above and below a depth of 21 feet, respectively).

As noted above, a reliable water-proofing system should be installed below and around the edges of the mat foundation as well as behind the basement walls.

Backfill placed behind the walls should be compacted to at least 90 to 93 percent relative compaction using light compaction equipment (see Table 2 below). If heavy equipment is used for compaction of wall backfill, the walls should be temporarily braced.

Basement retaining walls should be supported on a mat foundation designed in accordance with the recommendations presented previously.

## **EARTHWORK**

### **Clearing and Subgrade Preparation**

All deleterious materials, such as existing foundations, slabs, soft surface soils, pavements, utility lines, vegetation, roots, topsoil, miscellaneous fill, etc., should be cleared from areas of the site to be built on or paved. The depth of stripping required to remove vegetation and organic topsoil should be determined by a member of our staff in the field at the time of construction. Excavations that extend below finished grade should be backfilled with structural fill that is water-conditioned, placed, and compacted as recommended below.

After the site has been properly cleared and stripped, and excavations to proposed grade have been made, exposed soil surfaces in areas to receive structural fill, foundations, slabs-on-grade, and pavements should be scarified to a depth of 6 inches, moisture conditioned, and compacted as recommended for structural fill in the section of this report titled "Compaction."

Our representative should observe the basement excavation to evaluate whether scarification and recompaction of the excavation bottom is needed. In addition, if a temporary ramp is constructed to access the basement excavation, the ramp should be properly backfilled and compacted in accordance with our recommendations for structural fill. A member of our staff should observe and test during backfilling of the temporary entrance ramp.

**Temporary Slopes and Excavations**

The contractor should be responsible for the design and construction of all temporary slopes and the basement excavation. Shoring and bracing should be designed and installed in accordance with all applicable local, state, and federal safety regulations, including current OSHA excavation and trench safety standards. We recommend that the contractor forward his plan for the support to us and the structural engineer for review prior to construction.

Please note that the sands encountered at the site were judged to have limited cohesion and will be prone to sloughing and/or caving if excavated near-vertical. This information should be considered by the contractor when establishing temporary shoring/sloping criteria for the basement excavation and other temporary slopes and cuts.

Because of the potential for variation of the on-site soils, field modification of temporary cut slopes may be required. Unstable materials encountered on slopes during and after excavation should be trimmed off even if this requires cutting the slopes back to a flatter inclination. Protection of structures near cuts should also be the responsibility of the contractor.

**Basement Excavation Support**

As stated above, two levels of below-grade parking are planned below the proposed and existing buildings, and several deepened car stacker pits will be constructed at the lower level of the below-grade parking. Temporary excavations up to approximately 35 to 36 feet deep may be required in order to construct the basement and car stacker pits. The walls of the basement excavation may be supported by several methods including tiebacks, soldier beams and wood lagging, soil nails, braced shoring or potentially other methods. The choice should be left to the contractor's judgment since economic considerations and/or the individual contractor's construction experience may determine which method is more economical and/or appropriate. Support of any adjacent existing structures or city streets without distress should also be the contractor's responsibility.

We recommend that the contractor forward his plan for the support system to the structural engineer and geotechnical engineer for preconstruction review. In addition, it should be the contractor's responsibility to undertake a preconstruction survey with benchmarks and photographs of the adjacent properties and surface improvements.

**Temporary Dewatering For Basement Excavation**

As stated earlier, the highest projected ground water level could be up to approximately 21 feet in the site area and current levels are expected to be in the range of 27 to 31 feet below site grades. In our opinion, dewatering during construction may be required depending on the depth of basement excavation and the ground water level at the time of excavation. It appears likely that at least the deeper portions of the basement excavation, such as the car stacker pits, will require construction dewatering.

Temporary dewatering for construction should be the responsibility of the contractor. The selection of equipment and methods of dewatering should be left up to the contractor and, due to the variable nature of the subsurface conditions, they should be aware that modifications to the dewatering system may be required during construction depending on the conditions encountered.

We recommend that any dewatering of the site be carried out in such a manner as to maintain the ground water a minimum of 3 to 4 feet below the bottom of the mass excavation. The contractor should design a system to achieve this criteria. Additionally, the ground water should be maintained at least 2 feet below all local excavations for deepened foundations, utilities or other small areas.

Special considerations may be required prior to discharge of ground water from dewatering activities depending on the quality of the ground water, and environmental impacts at the site or at nearby locations.

**Material For Fill**

All on-site soil containing less than 3 percent organic material by weight (ASTM D2974) should be suitable for use as structural fill. Structural fill should not contain rocks or pieces larger than 6 inches in greatest dimension and no more than 15 percent larger than 2.5 inches. Imported non-expansive fill should have a Plasticity Index no greater than 15, should be predominately granular, and should have sufficient binder so as not to slough or cave into foundation excavations and utility trenches. A member of our staff should approve proposed import materials prior to their delivery to the site.

**Finished Slopes**

We recommend that finished slopes be cut or filled to an inclination no steeper than 2.5:1 (horizontal:vertical). Exposed slopes may be subject to minor sloughing and erosion that could require periodic maintenance. We recommend that all slopes and soil surfaces disturbed during construction be planted to with erosion-resistant vegetation.

**Compaction**

Scarified soil surfaces and all structural fill should be placed and compacted in uniform lifts no thicker than 8 inches in pre-compacted thickness, conditioned to the appropriate moisture content, and compacted as recommended for structural fill in Table 2 below. The relative compaction and moisture content recommended in Table 2 is relative to ASTM Test D1557, latest edition.

**Table 2. Compaction Recommendations  
Mixed-Use Building and Residence Addition  
Palo Alto, California**

<b><u>General</u></b>	<b><u>Relative Compaction*</u></b>	<b><u>Moisture Content*</u></b>
• Scarified subgrade in areas to receive structural fill.	90 percent	Near optimum
• Structural fill composed of native soil.	90 percent	Near optimum
• Structural fill composed of non-expansive fill.	90 percent	Near optimum
• Fill below 4 feet.	93 percent	Above optimum
<b><u>Pavement Areas</u></b>		
• Upper 6-inches of soil below aggregate base.	95 percent	Above optimum
• Aggregate base.	95 percent	Near optimum
<b><u>Utility Trench Backfill</u></b>		
• On-site soil.	90 percent	Near optimum
• Imported sand	95 percent	Near optimum

\* Relative to ASTM Test D1557, latest edition.

**Surface Drainage**

Finished grades should be designed to prevent ponding of water and to direct surface water runoff away from foundations, and edges of slabs and pavements, and toward suitable collection and discharge facilities. Slopes of at least 2 percent are recommended for flatwork and pavement areas with 5 percent preferred in landscape areas within 8 feet of the structures, where possible. At a minimum, splash blocks should be provided at the discharge ends of roof downspouts to carry water away from perimeter foundations. Preferably, roof downspout water should be collected in a closed pipe system that is routed to a storm drain system or other suitable location.

Drainage facilities should be observed to verify that they are adequate and that no adjustments need to be made, especially during the first two years following construction. We recommend preparing an as-built plan showing the locations of surface and subsurface drain lines and clean-outs. The drainage facilities should be periodically checked to verify that they are continuing to function properly. It is likely the drainage facilities will need to be periodically cleaned of silt and debris that may build up in the lines.

**FUTURE SERVICES****Plan Review**

Romig Engineers should review the completed grading and foundation plans for conformance with the recommendations presented in this report. We should be provided with these plans as soon as possible upon their completion in order to limit the potential for delays in the permitting process that might otherwise be attributed to our review process. In addition, it should be noted that many of the local building and planning departments now require “clean” geotechnical plan review letters prior to acceptance of plans for their final review. Since our plan reviews often result in recommendations for modification of the plans, our generation of a “clean” review letter often requires two iterations. At a minimum, we recommend the following note be added to the plans.

“Earthwork, slab subgrade and non-expansive fill preparation, foundation and basement excavation, retaining wall backfilling, shoring and/or anchor installation and proof/performance load testing, utility trench backfilling, pavement construction and site drainage should be performed in accordance with the geotechnical report prepared by Romig Engineers, Inc., dated October 22, 2014. Romig Engineers should be notified at least 48 hours in advance of any earthwork or foundation construction and should observe and test during earthwork and foundation construction as recommended in the geotechnical report.”

**Construction Observation and Testing**

Earthwork and foundation construction should be observed and tested by us to 1) confirm that subsurface conditions are compatible with those used in the analysis and design; 2) observe compliance with the design concepts, specifications, and recommendations; and 3) allow design changes in the event that subsurface conditions differ from those anticipated. The recommendations in this report are based on a limited amount of subsurface exploration. The nature and extent of variation across the site may not become evident until construction. If variations are exposed during construction, it will be necessary to reevaluate our recommendations.



## REFERENCES

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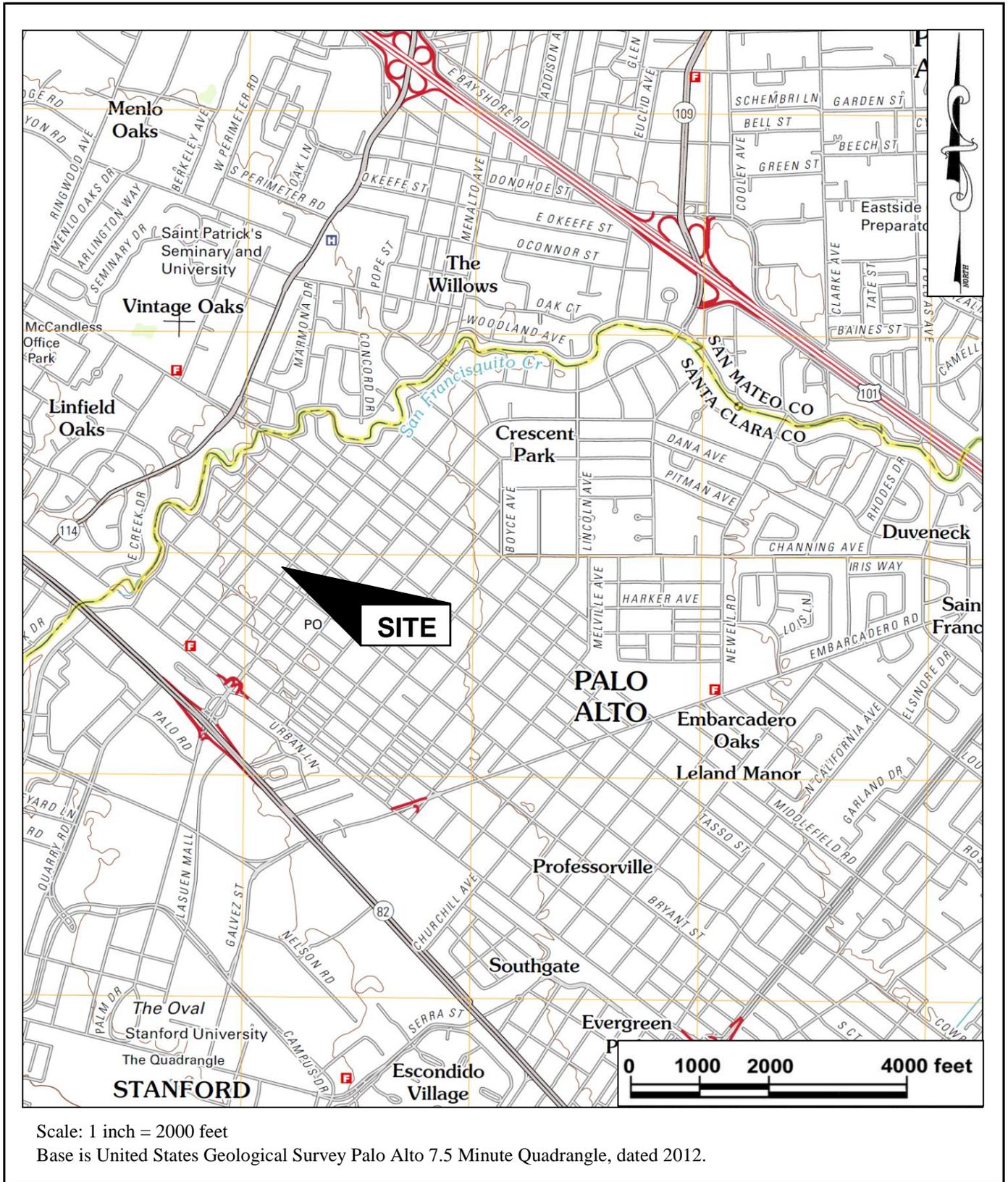
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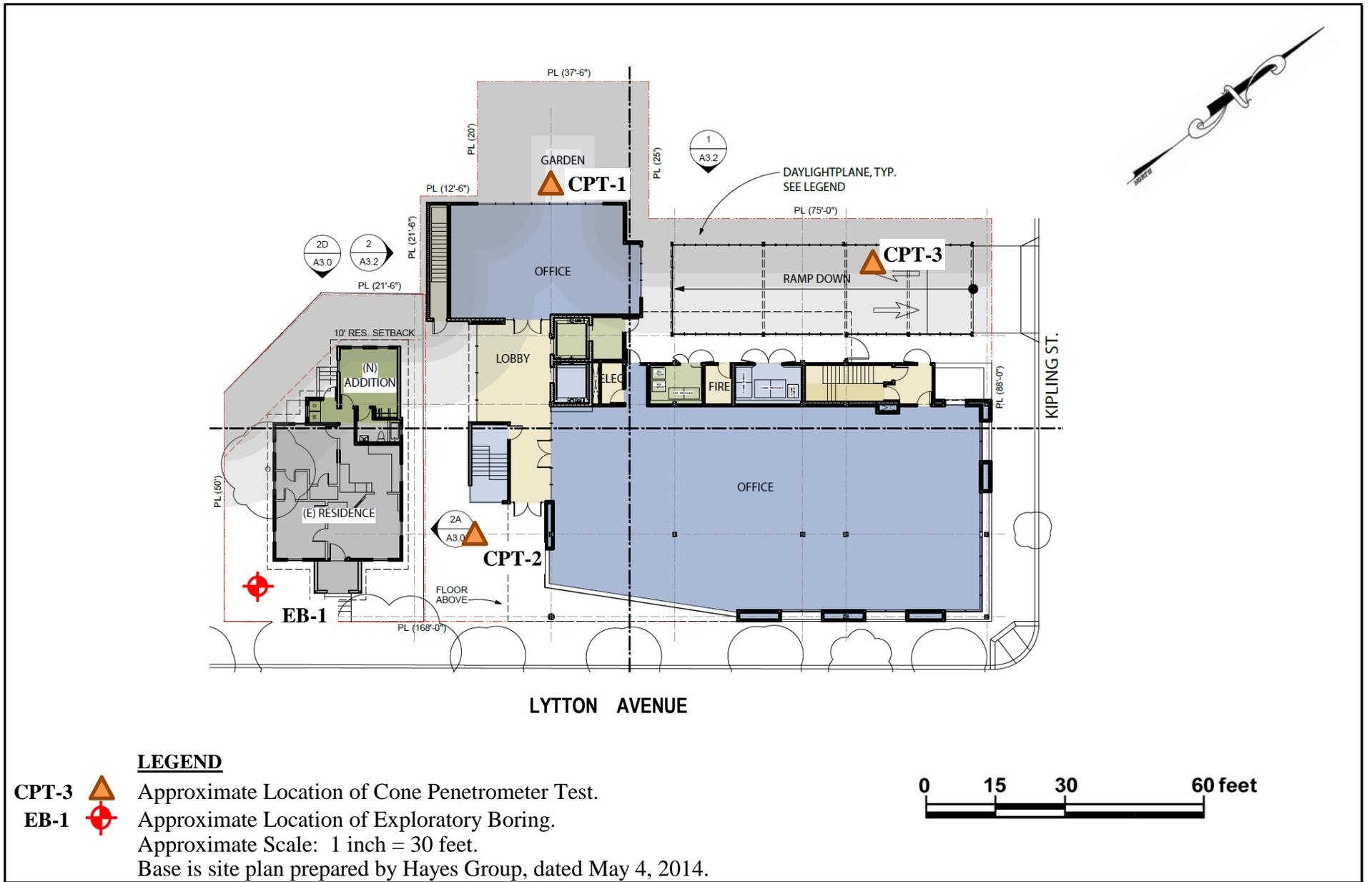
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**VICINITY MAP**  
 EHIKIAN MIXED-USE BUILDING  
 PALO ALTO, CALIFORNIA

**FIGURE 1**  
 OCTOBER 2014  
 PROJECT NO. 1573-8A

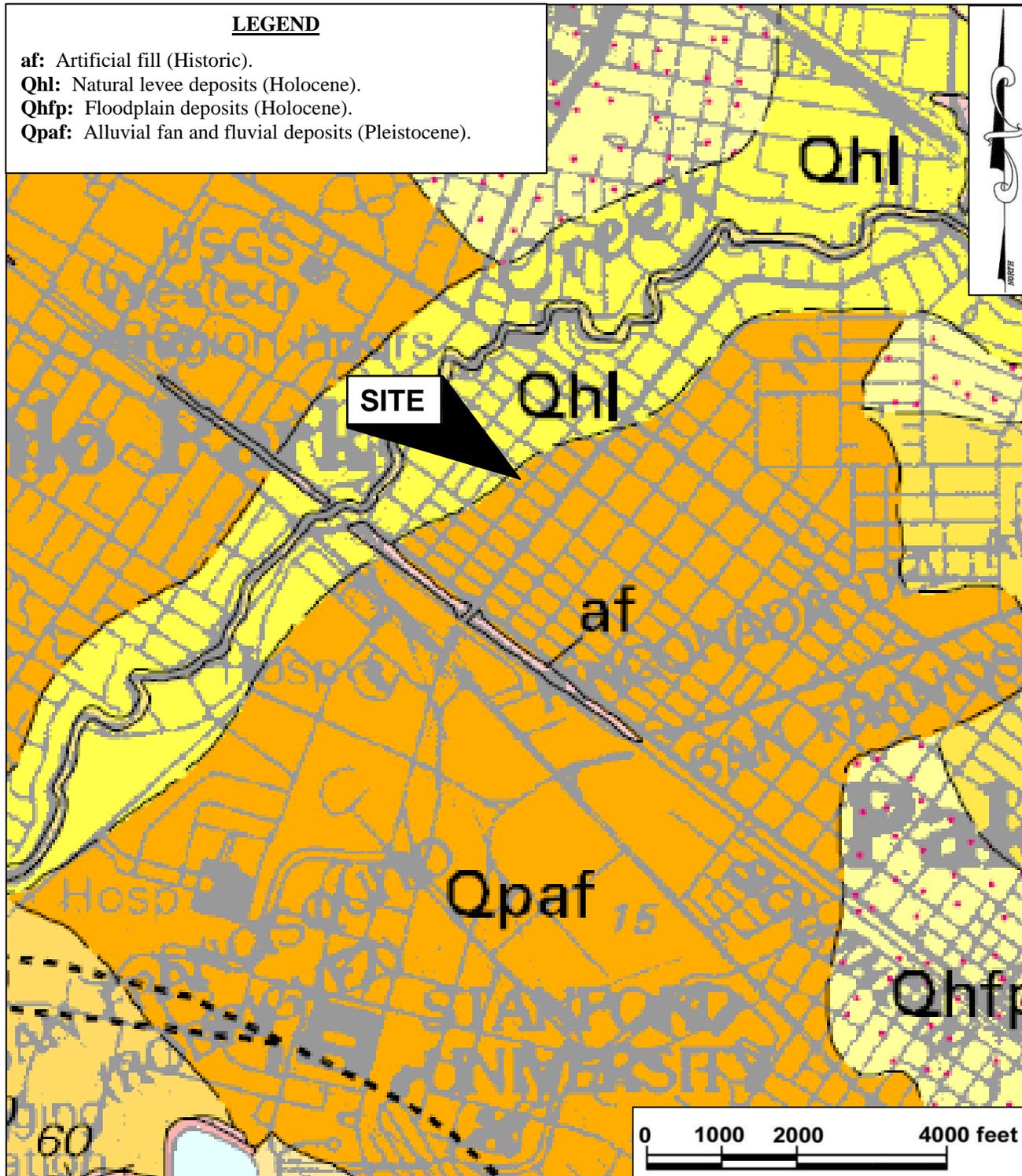


**SITE PLAN**  
 EHIKIAN MIXED-USE BUILDING  
 PALO ALTO, CALIFORNIA

**FIGURE 2**  
 OCTOBER 2014  
 PROJECT NO. 1573-8A

**LEGEND**

- af:** Artificial fill (Historic).
- Qhl:** Natural levee deposits (Holocene).
- Qhfp:** Floodplain deposits (Holocene).
- Qpaf:** Alluvial fan and fluvial deposits (Pleistocene).



Scale: 1 inch = 2000 feet

Base is Geologic Map of Palo Alto 30 x 60 Minute Quadrangle (Brabb, Graymer, and Jones, 2000).

**VICINITY GEOLOGIC MAP**  
**EHIKIAN MIXED-USE BUILDING**  
**PALO ALTO, CALIFORNIA**

**FIGURE 3**  
**OCTOBER 2014**  
**PROJECT NO. 1573-8A**

## APPENDIX A

### FIELD INVESTIGATION

The soils encountered during drilling were logged by our representative and samples were obtained at depths appropriate to the investigation. The samples were taken to our laboratory where they were evaluated and classified in accordance with the Unified Soil Classification System. The log of our boring, and a summary of the soil classification system used on the logs (Figure A-1), are attached.

Several tests were performed in the field during drilling. The standard penetration test resistance was determined by dropping a 140-pound hammer through a 30-inch free fall and recording the blows required to drive the 2-inch (outside diameter) sampler 18 inches. The standard penetration test (SPT) resistance is the number of blows required to drive the sampler the last 12 inches and is recorded on the boring logs at the appropriate depths. Soil samples were also collected using 2.5- and 3.0-inch O.D. drive samplers. The blow counts shown on the log for these larger samplers do not represent SPT values and have not been corrected in any way.

The Cone Penetration Tests (CPT) were carried out by Middle Earth Geo Testing, Inc. using an integrated electronic cone system. The CPT soundings were performed in accordance with ASTM standards (D 5778-95). A 20 ton capacity cone was used for all of the soundings. The cone had a tip area of 10 cm<sup>2</sup> and friction sleeve area of 150 cm<sup>2</sup>. The logs of our CPTs are attached in this Appendix.

The locations of the boring and CPTs were established by pacing using the site plan provided to us, and should be considered accurate only to the degree implied by the method used.

The boring log and CPTs and related information depict our interpretation of subsurface conditions only at the specific location and time indicated. Subsurface conditions and ground water levels at other locations may differ from conditions at the locations where sampling was conducted. The passage of time may also result in changes in the subsurface conditions.



## USCS SOIL CLASSIFICATION

PRIMARY DIVISIONS			SOIL TYPE	SECONDARY DIVISIONS
COARSE GRAINED SOILS (< 50 % Fines)	GRAVEL	CLEAN GRAVEL (< 5% Fines)	<b>GW</b> 	Well graded gravel, gravel-sand mixtures, little or no fines.
			<b>GP</b> 	Poorly graded gravel or gravel-sand mixtures, little or no fines.
		GRAVEL with FINES	<b>GM</b> 	Silty gravels, gravel-sand-silt mixtures, non-plastic fines.
			<b>GC</b> 	Clayey gravels, gravel-sand-clay mixtures, plastic fines.
	SAND	CLEAN SAND (< 5% Fines)	<b>SW</b> 	Well graded sands, gravelly sands, little or no fines.
			<b>SP</b> 	Poorly graded sands or gravelly sands, little or no fines.
		SAND WITH FINES	<b>SM</b> 	Silty sands, sand-silt mixtures, non-plastic fines.
			<b>SC</b> 	Clayey sands, sand-clay mixtures, plastic fines.
FINE GRAINED SOILS (> 50 % Fines)	SILT AND CLAY Liquid limit < 50%		<b>ML</b> 	Inorganic silts and very fine sands, with slight plasticity.
			<b>CL</b> 	Inorganic clays of low to medium plasticity, lean clays.
			<b>OL</b> 	Organic silts and organic clays of low plasticity.
	SILT AND CLAY Liquid limit > 50%		<b>MH</b> 	Inorganic silt, micaceous or diatomaceous fine sandy or silty soil.
			<b>CH</b> 	Inorganic clays of high plasticity, fat clays.
			<b>OH</b> 	Organic clays of medium to high plasticity, organic silts.
HIGHLY ORGANIC SOILS			<b>Pt</b> 	Peat and other highly organic soils.
BEDROCK			<b>BR</b> 	Weathered bedrock.

### RELATIVE DENSITY

SAND & GRAVEL	BLOWS/FOOT*
VERY LOOSE	0 to 4
LOOSE	4 to 10
MEDIUM DENSE	10 to 30
DENSE	30 to 50
VERY DENSE	OVER 50

### CONSISTENCY

SILT & CLAY	STRENGTH <sup>^</sup>	BLOWS/FOOT*
VERY SOFT	0 to 0.25	0 to 2
SOFT	0.25 to 0.5	2 to 4
FIRM	0.5 to 1	4 to 8
STIFF	1 to 2	8 to 16
VERY STIFF	2 to 4	16 to 32
HARD	OVER 4	OVER 32

### GRAIN SIZES

BOULDERS	COBBLES	GRAVEL		SAND			SILT & CLAY
		COARSE	FINE	COARSE	MEDIUM	FINE	
12 "	3"	0.75"		4	10	40	200
SIEVE OPENINGS				U.S. STANDARD SERIES SIEVE			

Classification is based on the Unified Soil Classification System; fines refer to soil passing a No. 200 sieve.

\* Standard Penetration Test (SPT) resistance, using a 140 pound hammer falling 30 inches on a 2 inch O.D. split spoon sampler; blow counts not corrected for larger diameter samplers.

<sup>^</sup> Unconfined Compressive strength in tons/sq. ft. as estimated by SPT resistance, field and laboratory tests, and/or visual observation.

#### KEY TO SAMPLERS

	Modified California Sampler (3-inch O.D.)
	Mid-size Sampler (2.5-inch O.D.)
	Standard Penetration Test Sampler (2-inch O.D.)

**KEY TO EXPLORATORY BORING LOGS**  
 EHIKIAN MIXED-USE BUILDING  
 PALO ALTO, CALIFORNIA

**FIGURE A-1**  
 OCTOBER 2014  
 PROJECT NO. 1573-8A

DRILL TYPE: Track-mounted CME-55 with 8" Hollow Stem Auger and Auto Hammer

LOGGED BY: CS

DEPTH TO GROUND WATER: 30 Feet.

SURFACE ELEVATION: NA

DATE DRILLED: 2/26/08

CLASSIFICATION AND DESCRIPTION	SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2)	SOIL TYPE	SOIL SYMBOL	DEPTH (FEET)	SAMPLE INTERVAL	SPT RESISTANCE (Blows/ft)	WATER CONTENT (%)	SHEAR STRENGTH (TSF)*	UNCONFIN. COMP. (TSF)*
<b>Fill:</b> Dark brown, Lean Clay with sand, moist, fine to coarse sand, subrounded sand, low plasticity.  ■ Liquid Limit = 33%, Plasticity Index = 15%.  Trace coarse angular gravel.	Firm to Very Stiff	CL		0	■	6	14	1.5	
						7	16	1.5	
						22	7		
Brown, Gravelly Sand, slightly moist, fine to coarse sand, fine to medium subrounded to subangular gravel, low plasticity, some orange and white mottling, some dark clay observed.	Medium Dense	SP		5		19	10		
						17	6		
						27	7		
				10		22	7		
Brown, Sandy Lean Clay, moist, fine sand, fine to coarse sand, low plasticity, some tan mottling.  ● 57% Passing No. 200 Sieve.	Very Stiff	CL		15					
					●	18	15		
				20					
Continued on next page.									

EXPLORATORY BORING LOG EB-1  
 EHIKIAN MIXED-USE BUILDING  
 PALO ALTO, CALIFORNIA

BORING EB-1  
 MARCH 2008  
 PROJECT NO. 2094-1



**DRILL TYPE:** Track-mounted CME-55 with 8" Hollow Stem Auger and Auto Hammer

**LOGGED BY:** CS

**DEPTH TO GROUND WATER:** 30 Feet.

**SURFACE ELEVATION:** NA

**DATE DRILLED:** 2/26/08

CLASSIFICATION AND DESCRIPTION	SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2)	SOIL TYPE	SOIL SYMBOL	DEPTH (FEET)	SAMPLE INTERVAL	SPT RESISTANCE (Blows/ft)	WATER CONTENT (%)	SHEAR STRENGTH (TSF)*	UNCONFIN. COMP. (TSF)*
Brown, Clayey Sand with gravel, moist, fine to coarse sand, fine subrounded gravel.	Medium Dense to Dense	SC		45		21	13		
<p>Bottom of Boring at 45 Feet.</p> <p>Note: The stratification lines represent the approximate boundary between soil and rock types, the actual transition may be gradual.</p> <p>*Measured using Torvane and Pocket Penetrometer devices.</p>				50		33	10		
				55					
				60					

**EXPLORATORY BORING LOG EB-1**  
 EHIKIAN MIXED-USE BUILDING  
 PALO ALTO, CALIFORNIA

**BORING EB-1**  
 MARCH 2008  
 PROJECT NO. 2094-1



# Romig Engineers

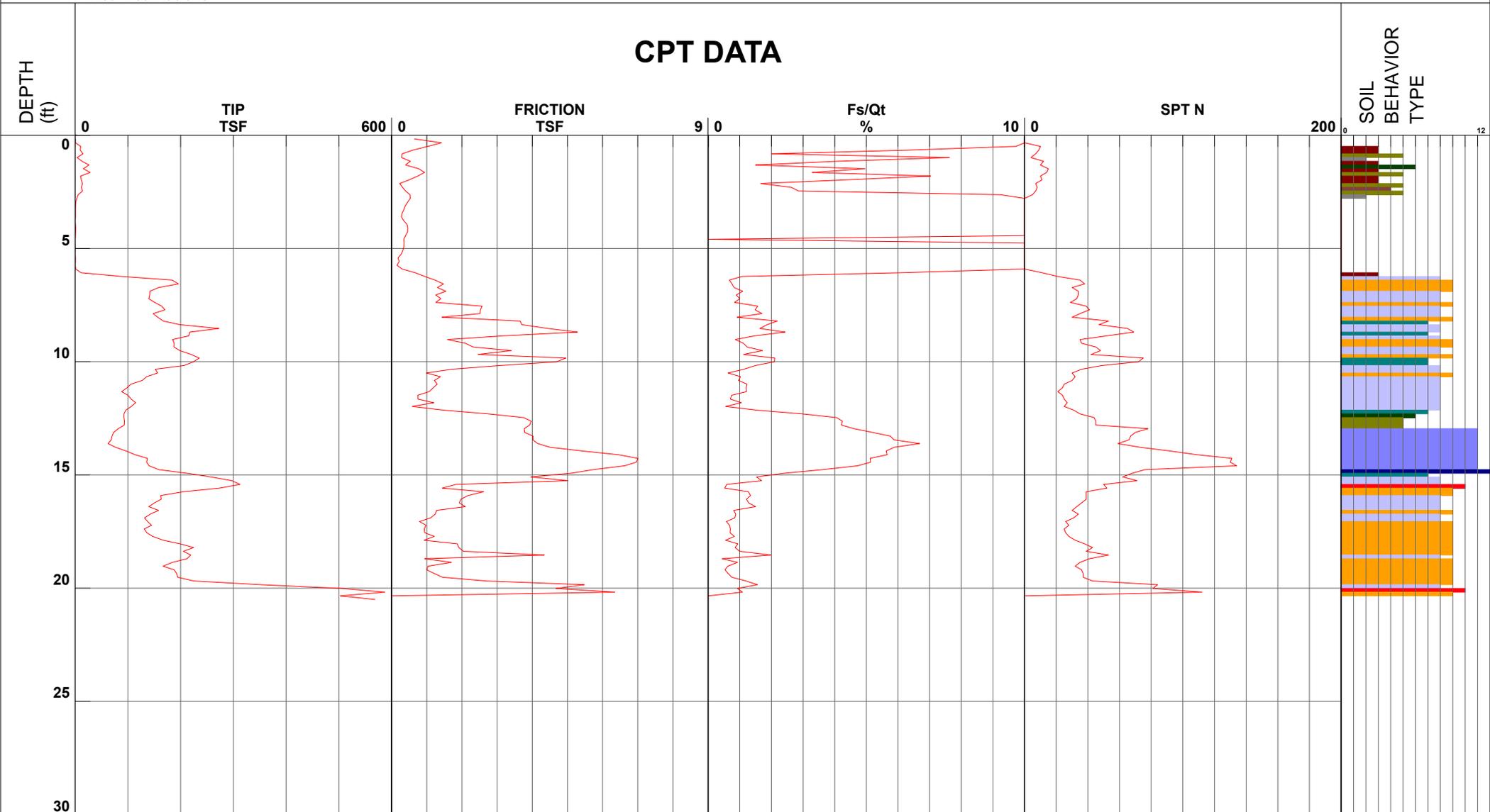
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 Job Number 1573-8A  
 Hole Number CPT-01  
 EST GW Depth During Test

Operator CB/MM  
 Cone Number DDG1298  
 Date and Time 9/2/2014 11:05:42 AM

Filename SDF(256).cpt  
 GPS  
 Maximum Depth 20.51 ft

Net Area Ratio .8

## CPT DATA



- |                            |                               |                              |                                  |
|----------------------------|-------------------------------|------------------------------|----------------------------------|
| 1 - sensitive fine grained | 4 - silty clay to clay        | 7 - silty sand to sandy silt | 10 - gravelly sand to sand       |
| 2 - organic material       | 5 - clayey silt to silty clay | 8 - sand to silty sand       | 11 - very stiff fine grained (*) |
| 3 - clay                   | 6 - sandy silt to clayey silt | 9 - sand                     | 12 - sand to clayey sand (*)     |

Cone Size 10cm squared

S\*Soil behavior type and SPT based on data from UBC-1983



# Romig Engineers

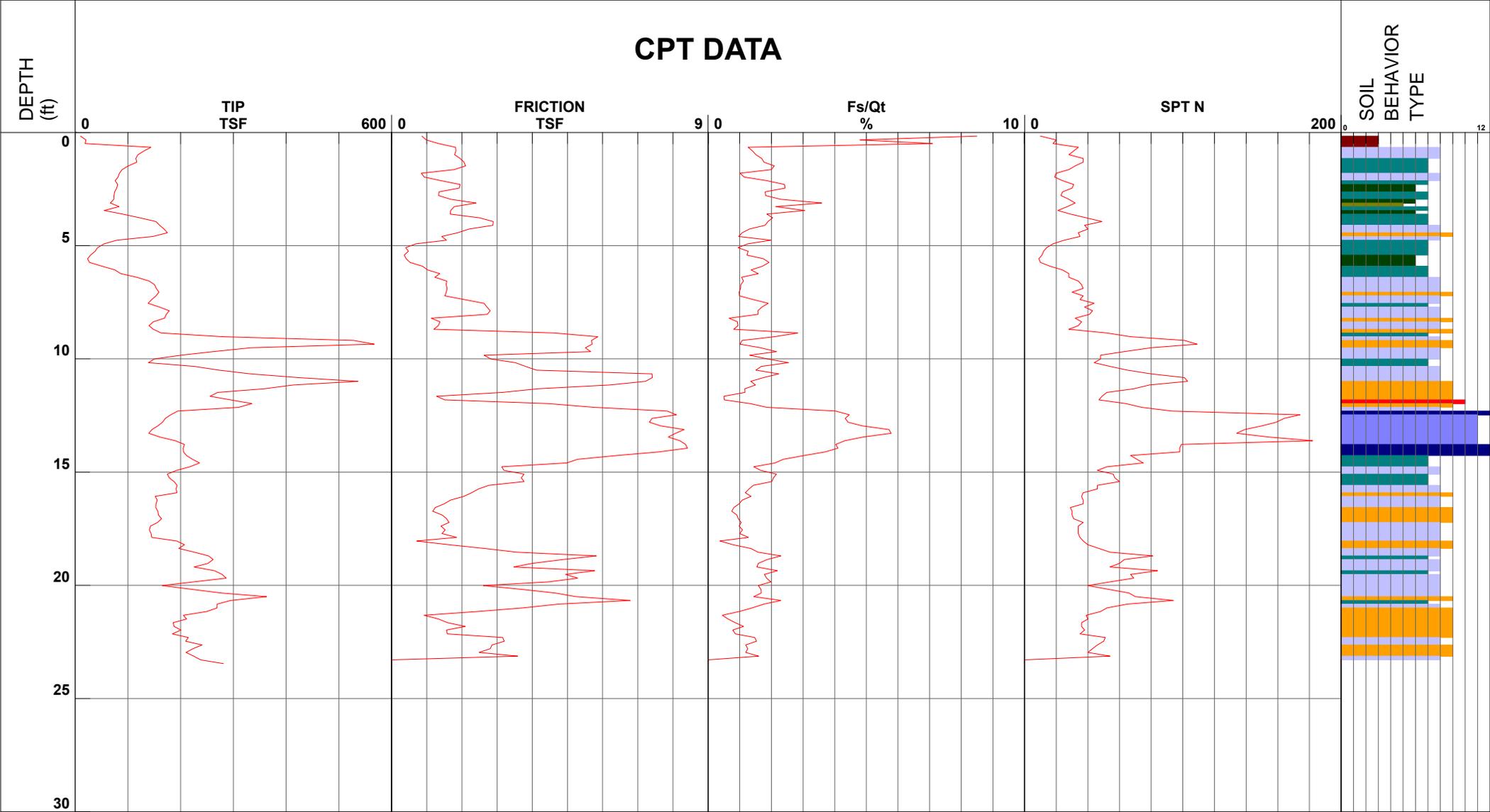
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 Hole Number CPT-02  
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Operator CB/MM  
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Filename SDF(257).cpt  
 GPS  
 Maximum Depth 23.46 ft

Net Area Ratio .8

## CPT DATA



SOIL BEHAVIOR TYPE

- 1 - sensitive fine grained
- 4 - silty clay to clay
- 7 - silty sand to sandy silt
- 10 - gravelly sand to sand
- 2 - organic material
- 5 - clayey silt to silty clay
- 8 - sand to silty sand
- 11 - very stiff fine grained (\*)
- 3 - clay
- 6 - sandy silt to clayey silt
- 9 - sand
- 12 - sand to clayey sand (\*)

Cone Size 10cm squared

S\*Soil behavior type and SPT based on data from UBC-1983



# Romig Engineers

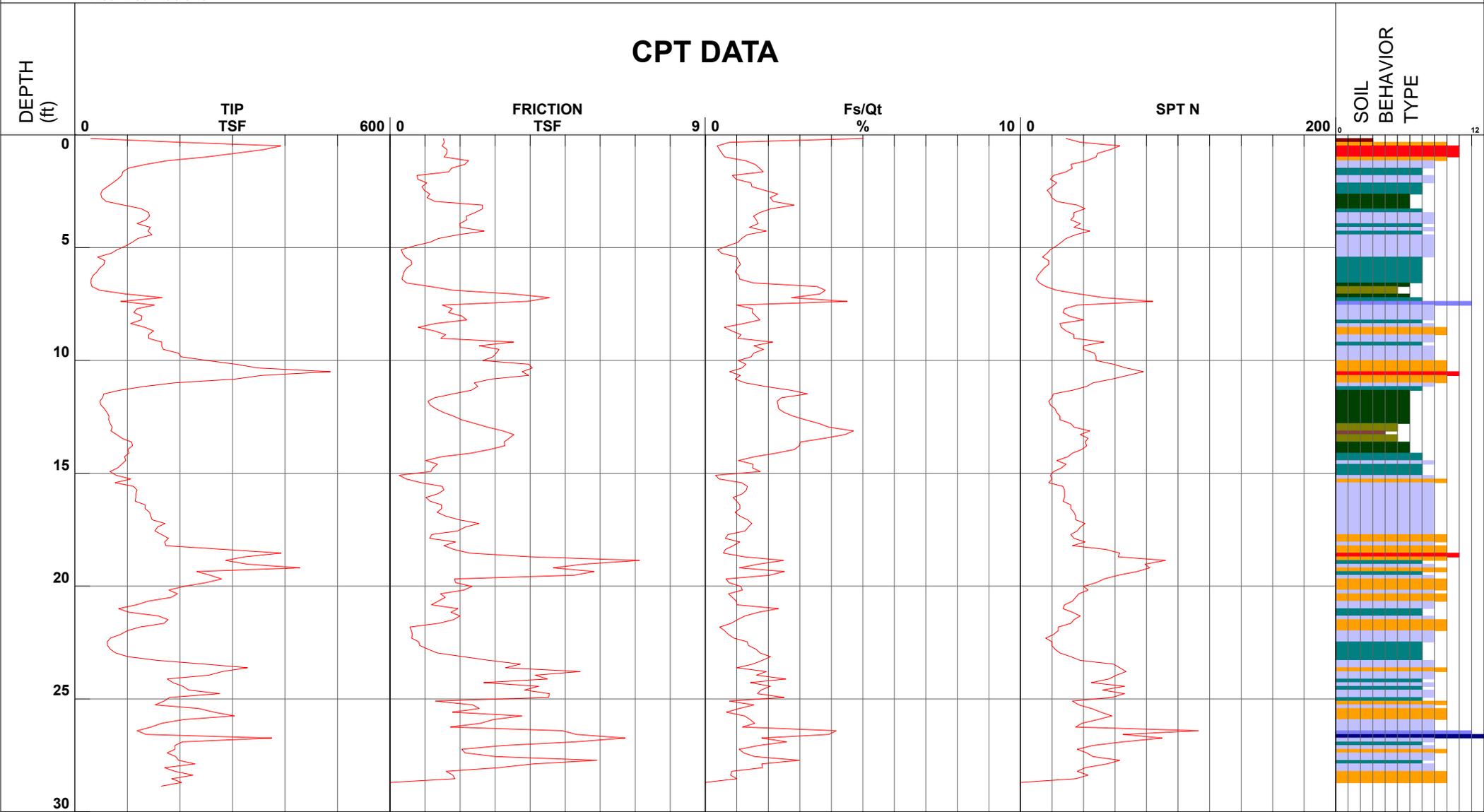
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 Job Number 1573-8A  
 Hole Number CPT-03  
 EST GW Depth During Test

Operator CB/MM  
 Cone Number DDG1298  
 Date and Time 9/2/2014 12:36:04 PM

Filename SDF(258).cpt  
 GPS \_\_\_\_\_  
 Maximum Depth 28.87 ft

Net Area Ratio .8

## CPT DATA



- |                              |                                 |                                |                                    |
|------------------------------|---------------------------------|--------------------------------|------------------------------------|
| ■ 1 - sensitive fine grained | ■ 4 - silty clay to clay        | ■ 7 - silty sand to sandy silt | ■ 10 - gravelly sand to sand       |
| ■ 2 - organic material       | ■ 5 - clayey silt to silty clay | ■ 8 - sand to silty sand       | ■ 11 - very stiff fine grained (*) |
| ■ 3 - clay                   | ■ 6 - sandy silt to clayey silt | ■ 9 - sand                     | ■ 12 - sand to clayey sand (*)     |

Cone Size 10cm squared

S\*Soil behavior type and SPT based on data from UBC-1983

## **APPENDIX B**

### **LABORATORY TESTS**

Samples from subsurface exploration were selected for tests to help evaluate the physical and engineering properties of the soils that were encountered. The tests that were performed are briefly described below.

The natural moisture content was determined in accordance with ASTM D2216 on most of the soil samples recovered from the boring. This test determines the moisture content, representative of field conditions, at the time the samples were collected. The results are presented on the boring log at the appropriate sample depths.

The Atterberg Limits were determined on one sample of soil in accordance with ASTM D4318. The Atterberg limits are the moisture content within which the soil is workable or plastic. The results of these tests are presented in Figure B-1 and on the boring log at the appropriate sample depth.

The amount of silt and clay-sized material present was determined on three samples of soil in accordance with ASTM D422. The results are presented on the boring log at the appropriate sample depths.



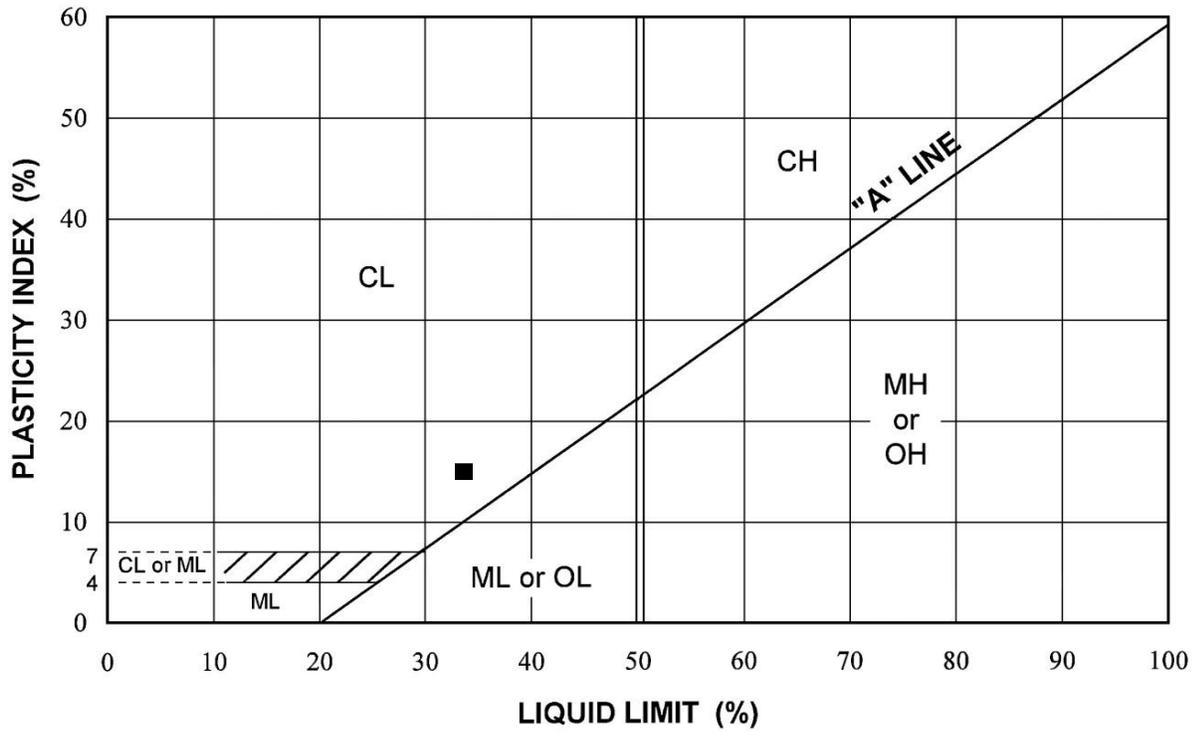


Chart Symbol	Boring Number	Sample Depth (feet)	Water Content (percent)	Liquid Limit (percent)	Plasticity Index (percent)	Liquidity Index (percent)	Passing No. 200 Sieve (percent)	USCS Soil Classification
■	EB-1	0.5 - 1.5	14	33	15	-27		CL

**PLASTICITY CHART**  
 EHIKIAN MIXED-USE BUILDING  
 PALO ALTO, CALIFORNIA

**FIGURE B-1**  
 OCTOBER 2014  
 PROJECT NO. 1573-8A

# **APPENDIX D**

## **Hazardous Materials Reports**

---

*411-437 Lytton Avenue Project  
Initial Study/Mitigated Negative Declaration*

**City of Palo Alto**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
FOR  
COMMERCIAL BUILDING  
(APN 120-14-076)  
411 LYTTON AVENUE  
PALO ALTO, CALIFORNIA 94404**

September 2011

Prepared for

**Mr. Brad Ehikian**  
c/o Ehikian and Company  
3105 Woodside Road  
Woodside, California 94062

Project No. 1573-8

**ROMIG ENGINEERS, INC.**

GEOTECHNICAL & ENVIRONMENTAL SERVICES

**ROMIG ENGINEERS, INC.**

September 28, 2011  
1573-8

**Mr. Brad Ehikian**  
Ehikian and Company  
3105 Woodside Road  
Woodside, California 94062

**RE: PHASE I PRELIMINARY  
ENVIRONMENTAL SITE ASSESSMENT  
411 LYTTON AVENUE  
(APN 120-14-076)  
PALO ALTO, CALIFORNIA**

Dear Mr. Ehikian:

In accordance with your request we have performed a Phase I Preliminary Environmental Site Assessment for the above-referenced property in Palo Alto, California. The accompanying report summarizes the results of our field reconnaissance, regulatory and historical review, and presents our conclusions regarding the assessment.

This work was performed using guidance of the standard practice for phase one environmental assessments with the limitations noted in this report. We refer you to the report for detailed discussion of our study.

Thank you for the opportunity to work with you on this property. If you have any questions concerning our study, please call.

Very truly yours,

**ROMIG ENGINEERS, INC.**



Glenn A. Romig, P.E., G.E.



Christopher M. Palmer  
Senior Consulting Geologist C.E.G. 1262  
Qualified Environmental Professional

Copies: Addressee (3)

GAR: CMP

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
RESIDENTIAL BUILDING  
411 LYTTON AVENUE (APN 120-14-076)  
PALO ALTO, CALIFORNIA**

**PREPARED FOR:  
MR. BRAD EHIKIAN  
c/o EHIKIAN AND COMPANY  
3105 WOODSIDE ROAD  
WOODSIDE, CALIFORNIA 94062**

**PREPARED BY:  
ROMIG ENGINEERS, INC.  
1390 EL CAMINO REAL, SECOND FLOOR  
SAN CARLOS, CALIFORNIA 94070**

**SEPTEMBER 2011**

# TABLE OF CONTENTS

1573-8 Page No.

Letter of transmittal

Cover Page

## TABLE OF CONTENTS

1.0 INTRODUCTION .....	1
1.1 Purpose .....	1
1.2 Involved Parties .....	2
1.3 Scope of Work .....	2
2.0 GENERAL SITE CHARACTERISTICS .....	3
2.1 Site Location .....	3
2.2 Adjacent Properties .....	3
3.0 ENVIRONMENTAL SETTING .....	4
3.1 Regional Physiographic Conditions .....	4
3.2 Soil Conditions .....	4
3.3 Regional Geologic Conditions .....	4
3.4 Ground Water Conditions .....	4
4.0 RESULTS OF INVESTIGATION .....	5
4.1 Site Observations .....	5
4.2 Adjacent Site and Vicinity Observations .....	5
4.3 Results of Regulatory Agency Review .....	6
Table 1. Summary of Selected Contamination, Generator and Other Lists Reviewed .....	7
4.4 Results of the Site History Review .....	10
Table 2. Aerial Photographs Reviewed .....	10
4.5 Radon .....	12
5.0 CONCLUSIONS AND RECOMMENDATIONS .....	13
6.0 LIMITATIONS AND PROFESSIONAL DECLARATION .....	14
7.0 REFERENCES .....	15

FIGURE 1 - Vicinity Map

FIGURE 2 - Site Sketch Map

FIGURES 3 through 5 - Site Photographs

APPENDIX A - Regulatory Agency Site List Data

APPENDIX B - Selected Building Permits and/or Files, ESA Questionnaire

APPENDIX C - Historical Topographic and Tax Maps, Aerial Photographs

APPENDIX D - Qualifications of Environmental Professional

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**COMMERCIAL BUILDING**  
**411 LYTTON AVENUE (APN 120-14-076)**  
**PALO ALTO, CALIFORNIA**

**1.0 INTRODUCTION**

We are pleased to present this Phase I Environmental Site Assessment (ESA) for the referenced property in Palo Alto, California. The site is a developed parcel at 411 Lytton Avenue (APN 120-14-076), as shown on the Vicinity Map, Figure 1 and Site Sketch Map, Figure 2.

**1.1 Purpose**

The purpose of this ESA was to research the environmental setting of the property, site history, and contamination incidents reported at or near the site. The ESA may be used as a part of site inquiry to ascertain potential environmental problems that may be used to satisfy one of the requirements of CERCLA landowner liability (although it is our understanding that this site is not part of a specifically designated USEPA Brownfields Assessment). This work is performed using guidance of the standard practice for “all appropriate inquiry (AAI)” with the limitations noted in this report. Analysis of soil, soil vapor, ground water, lead paint or asbestos samples was not included in our scope of work. The purpose of the ESA was to ascertain whether a “recognized environmental concern” is present on the site property as outlined in the following definition;

**Excerpt from ASTM E-1527-05: Definition of Recognized Environmental Concern**

Excerpted from:

*ASTM E-1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.* Published Nov. 2005, American Society of Testing and Materials.

### 3. Terminology

#### 3.3 Definition of terms specific to this standard:

**3.3.31 recognized environmental conditions** - the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water or the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions.

#### **1.2 Involved Parties**

We have been retained by Ehikian and Company (Client) to perform an ESA for the referenced property. We understand that Altaya Ventures, LLC and Joelle Osias currently own the subject property.

#### **1.3 Scope of Work**

The scope of work of this study was presented in detail in our agreement with you, dated September 20, 2011. This work was performed using guidance of ASTM E1527-05 standard that includes practice for “all appropriate inquiry” (AAI), per the final rule issued November 1, 2005 and effective November 1, 2006 (modified as noted below). In order to accomplish this work, we have performed the following services:

- Observation of current conditions at the site, on the adjoining properties, and in the immediate site vicinity.
- Review of available physical and historical setting records to help establish the site history and environmental setting. This included review of aerial photographs, topographic maps, and geologic and hydrogeologic literature. We were not provided a 50-year title search or review for this work.

- Review of selected government lists and databases to help establish whether contamination incidents have been reported at the site, or in the immediate vicinity. We also reviewed information from or contacted the City of Palo Alto Building Department, Palo Alto Fire Department, the Santa Clara County Department of Environmental Health, the State Regional Water Quality Control Board (RWQCB) and the State Department of Toxic Substances for relevant information relating to property.
- Review of environmental lien and activity use limitations (if any) information provided by EDR and other information as available from the Client.
- Preparation of this report as a summary of our findings.

The following limitations/deviations to the phase one scope were as follows:

- We did speak to the former tenant or to previous tenants or neighbors, or the current owners during the assessment.

## **2.0 GENERAL SITE CHARACTERISTICS**

### **2.1 Site Location**

The property is a polygonal-shaped developed parcel of about 2,600 square feet located at 411 Lytton Avenue, in Palo Alto California (APN 042-242-150). The Vicinity Map, Figure 1, shows the general location of the site and adjoining properties.

### **2.2 Adjacent Properties**

The site is located in a mixed residential and commercial area in Palo Alto. The adjoining properties to the site include a commercial building to the southwest, residential and commercial buildings to the northwest, parking lot to the northeast, and Lytton Avenue to the southeast of the property.

### **2.3 Site Description and Current Site Uses**

At the time of our site visit, the subject property was a relatively flat parcel developed with a one-story residence of about 780 square feet. At the time of our visit the building was vacant.

The approximate site layout is shown on the Site Sketch Map, Figure 2.

### **3.0 ENVIRONMENTAL SETTING**

#### **3.1 Regional Physiographic Conditions**

EDR provided a historic topographic map review for the property. Topographic maps were reviewed to gather physiographic information and included the 15-minute Palo Alto Quadrangle maps (1899; 1947, 1061); 30-minute Santa Cruz (1902) and the Palo Alto 7.5-minute Quadrangle maps prepared in 1943 and either revised or photorevised in 1947, 1949, 1956, 1968, 1973, 1991 and 1997. These topographic maps show that the site area is located at an elevation of about 55 feet above mean sea level and that the area gently slopes to the east northeast toward the San Francisco Bay. San Francisquito Creek is about 2,000 feet to the northwest. The subject property appears within a developed area beginning with the 1899 map. No other pertinent information was noted.

#### **3.2 Soil Conditions**

Geologic information for the area indicates the site is underlain by Pleistocene-age and older alluvial fan deposits (see References). These deposits are generally composed of brown, dense, gravelly and clayey sand, or clayey gravel that become finer grained upward to sandy clay. These deposits display various sorting qualities and are typically related to modern stream courses. The site vicinity is almost completely covered by development.

#### **3.3 Regional Geologic Conditions**

The site is located near the fringe of San Francisco Bay in the northwestern portion of Santa Clara County, in the Coast Ranges. The region is underlain by thick sequences of Mesozoic and Cenozoic rocks, unconsolidated sand, gravel, silt and clay deposits that are cut by northwest-trending large, regional active fault systems that generate damaging earthquakes. Alluvium generated from the Coast Range hills has been deposited below the site. The San Andreas fault is about 5 miles southwest; the Hayward fault about 13 miles northeast; the Calaveras fault about 18 miles northeast and the San Gregorio fault is about 16 miles southwest of the property.

#### **3.4 Ground Water Conditions**

The site lies in the Palo Alto Ground Water Sub-basin. Regional ground water flow direction in the area is estimated as northeasterly, toward the San Francisco Bay. The depth to ground water in the area is estimated at about 30 feet below the surface according to recent exploratory boring data (Romig 2008).

The property occurs on relatively flat ground and is not listed within a 100-year flood plain but is within a 500-year flood zone (EDR-cited FEMA Flood Panels 06085C and 0603210007C; see EDR Radius Report).

We did not observe any water bodies or vegetation indicative of wetlands on the subject property. "Wetlands" is a general term used to describe a variety of ecosystems, which may include prairie potholes, marshes, fens, bogs, wet meadows, and swamps.

#### **4.0 RESULTS OF INVESTIGATION**

##### **4.1 Site Observations**

Our representative, Christopher Palmer (accompanied by real estate representative Ms. Assma Egal-Wallace) visited the site on September 23, 2011. The property is developed with a one-story residential building (totaling about 780 square feet). The building is of wood frame and wood roof construction. The building was constructed in about 1900. Photographs taken during our site reconnaissance are presented in Figures 3 through 5.

The residence is a two-bedroom one-bath structure with a partial basement. The residence appeared to be in good condition and well maintained. The basement was a partially excavated space with a dirt floor with a crawl space under the remainder of the house floor. A water heater was located next to the entry and miscellaneous items were stored in the crawl space under the front portion of the house. One empty 55-gallon blue plastic drum was located next to the water heater. Retail package sized cleaners, and seven 1-gallon paint cans were also present. Two small diameter pipes were observed next to the building one in the front yard and one in the back yard; the uses of these pipes is unknown. We did not observe any suspect hazardous materials or indications of pits, on-site transformers or aboveground or underground storage tanks.

##### **4.2 Adjacent Site and Vicinity Observations**

Our drive-by of the immediate site vicinity revealed that the general site vicinity is developed for office building, residential and other commercial purposes. Please note that our site vicinity reconnaissance was limited to a visual observation of the exterior of the facilities in the immediate area around the site. Other facilities, which use hazardous materials, may exist in the general site vicinity.

### **4.3 Results of Regulatory Agency Review**

#### **City of Palo Alto Building Department and Fire Department**

The Palo Alto Building and Planning Department was contacted to review the permit information. No permits were present from 2000 to the present. One electrical permit (no. 21042) and assessment information for Johnson, A. E. and Clara E. apparently dating from February 21, 1924 were in the pre-2000 historic permit file (see selected permit copies in Appendix B).

The Palo Alto Fire Department was contacted by fax request and the desk clerk reported that no files were listed for the property address or APN.

#### **Santa Clara County Environmental Health Department**

We contacted the Santa Clara County Environmental Health Department by telephone request for file review regarding any underground tank or hazardous materials files for the property addresses. The County did not have any files for the site address or APN.

#### **Regional Water Quality Control Board (RWQCB)**

We contacted the San Francisco Bay Area Regional Water Quality Control Board GEOTRACKER website and there were no records for the property address or APN.

#### **Department of Toxic Substances (DTSC)**

We contacted the Department of Toxic Substances (DTSC) ENVIROSTOR and website to check the property address for listing as a contaminant site. According to the DTSC information there were no files for the site addresses.

#### **Reported Spills**

Several United States Environmental Protection Agency (EPA) and State of California environmental record lists or databases were reviewed for information on reported contamination incidents, and hazardous materials generators, in the general site vicinity. EDR prepared a database review of a number of the lists reviewed, the search radius, and an explanation of the abbreviations used in the following text are presented in Table 1 below. A more complete explanation of the lists reviewed, and a map showing the location of identified sites, are presented in Appendix A. EDR maintains contact with those agencies and periodically updates the lists. In some cases agencies no longer use or update certain lists. No spill incidents were reported by EDR for the subject site. The EDR search of available (“reasonably ascertainable”) government records did not reveal any mapped site for the following federal databases: National Priority List (NPL),

Proposed National Priority List (Proposed NPL), nor the Emergency Response Notification System (ERNS). Selected regulatory database lists are shown below; please refer to the EDR database search in Appendix A for more information.

**Table 1. Summary of Selected Contamination, Generator and Other Lists Reviewed  
411 Lytton Avenue  
Palo Alto, California**

**Federal Records**

List Name	Date rept active by EDR or Updated	Search Radius (mile/s)	Subject site Listed?	<1/8 mile	1/8-1/4 mile	1/4-1/2 mile	1/2-1 mile	Over 1 Mile	Total
NPL	6/14/11	1.0							0
Proposed NPL	6/14/11	1.0							0
Delisted NPL	6/14/11	1.0							0
NPL Liens	9/13/11	TP							0
CERCLIS	5/2/11	0.5							0
CERCLIS-NFRAP	5/2/11	1.0							0
CORRACTS	6/14/11	1.0							0
RCRA-TSD	8/8/11	0.5							0
RCRA-LQG	8/8/11	0.25			1				1
RCRA-SQG	8/8/11	0.25		2	4				6
RCRA-CESQG	8/8/11	0.25			1				1
RCRA-NON GEN	8/8/11	0.25		1	1				2
ERNS	6/14/11	TP							0
HMIRS	9/13/11	TP							0
US ENG CONTROLS	6/14/11	0.5							0
US INST CONTROL	6/14/11	0.5							0
DOD	1/11/07	1.0							0
FUDS	12/02/10	1.0							0
US BROWN-FIELDS	9/13/11	0.5							0
CONSENT	6/14/11	1.0							0
ROD	9/13/11	1.0							0
UMTRA	1/28/11	0.5							0
ODI	9/17/04	0.5							0
TRIS	3/21/11	TP							0
TSCA	12/2/10	TP							0
FTTS AND HIST FTTS	5/11/09 4/10/07	TP							0
SSTS	2/25/11	TP							0
US CDL	9/13/11	TP							0
PADS	2/16/11	TP							0
MLTS	9/13/11	0.25							0
MINES	9/13/11	TP							0
FINDS	2/27/10	TP							0
RAATS	8/7/95	1.0							0

TP = Target Property

**STATE RECORDS**

List Name	Date rept active by EDR or Updated	Search Radius (mile/s)	Subject site Listed?	<1/8 mile	1/8-1/4 mile	1/4-1/2 mile	1/2-1 mile	Over 1 Mile	Total
Hist Cal-sites	8/24/06	1.0							
Toxic Pits	9/26/95	1.0							0
CDL	2/16/11	TP							0
CA Bond Exp. Plan	6/02/94	1.0							
SCH	9/9/11	0.25							0
SWL/LF	6/15/11	0.5							0
CA WDS	6/29/07	TP							0
WMUDS/SWAT	5/10/00	0.5							0
NPDES	6/15/11	0.5							0
Cortese	7/15/11	0.5							0
Hist Cortese	4/8/09	0.5		1	6	16			23
Hist UST	2/18/10	0.5		1	6	18			25
LUST	9/12/11	0.5		1	7	24			32
SLIC	9/12/11	0.25				2			2
UST	9/9/11	0.25			1				1
CA FID UST	5/14/09	0.25		1	3				4
HIST UST	1/28/11	0.5		1	3				4
SWRCY	7/15/11	0.25							0
AST	10/1/09	1.0			1				1
WIP	8/3/09	0.25							0
SWEEPS UST	8/11/05	0.25		1	4				5
CHMIRS	6/15/11	TP							0
Notify 65	11/19/93	1.0			2				2
DEED	1/18/10	0.5							0
VCP	9/9/11	0.5							0
DRY CLEANERS	8/11/11	0.25		2					2
RESPONSE	9/9/11	TP							0
HAZNET	8/16/11	0.25							0
HWP	8/20/10	TP							0
EMI	8/12/10	TP							0
ENVIROSTAR	9/9/11	TP					2		2
Santa Clara Cnty	3/8/11	1.0		5	12				17

TP = Target Property

**EDR PROPRIETARY RECORDS**

List Name	Updated	Search Radius (mile/s)	Subject site Listed?	<1/8 mile	1/8-1/4 mile	1/4-1/2 mile	1/2-1 mile	Over 1 Mile	Total
MANUF. GAS PLANTS		1.0							0
EDR Hist. Auto Stations		0.5							0
EDR Hist. Cleaners		0.25							0

TP = Target Property      X - Target Property address listed on database

\* - Date listed is date of activation of regulatory database by EDR for search or if list not updated, last date of EDR contact with agency. See EDR Radius report for more information.

The subject property address was not listed on any database.

The following sites were listed on databases prepared by EDR within about 1,250 feet of the subject property that may indicate a site use or site history that can be associated with ground water or soil vapor contamination:

<b>Listed Site</b>	<b>Distance from Subject Property as Plotted by EDR</b>	<b>Brief Summary</b>
CUSA, 390 Lytton Avenue	133 feet SSW apparent up gradient to side gradient	Listed on HIST UST, CA FID UST, SWEEPS UST. Station removed, no Geotracker listing. (Chevron 1955-1986; Texaco 1991).
Varsity Theater, 456 University	537 feet ESE apparent down gradient	Historic Cortese, HIST UST, HAZNET, LUST, Lust cleanup site completed, case closed.
Presidents Hotel, 498 University	712 feet E, apparent downgradient	Historic Cortese, LUST, case closed.
Office Bldg, 529 Bryant	881 feet S apparent side to down gradient	HIST CORTESE, HIST LUST, LUST, Lust Cleanup Site completed case closed.
Gate Cleaners, 439 Hamilton	979 feet ESE apparent downgradient	DRYCLEANERS
Premier Properties, 250 University	1024 feet northeast apparent downgradient	HIST CORTESE, HIST LUST, LUST, Lust Cleanup Site completed case closed.
Pacific Bell, 345 Hamilton	1070 SSE apparent downgradient	UST, HIST UST, LUST, Hist. Cortese, SWEEPS UST, HIST LUST, LUST, Case closed.
Holiday Cleaners, 595 Bryant	1122 feet SSE apparent downgradient	DRY CLEANERS, HAZNET.
Shearer Family Trust, 530 Webster	1237 feet ENE downgradient	HIST LUST, LUST, Lust Site Cleanup completed, case closed.

In our opinion, the listed sites above are either closed or in locations that should not affect the subject property by either soil vapor or groundwater contaminants. No other spill incidents listed by EDR were noted which appear to have the potential to impact the subject property in our opinion. Several facilities that reportedly use, generate, store or treat hazardous materials in the area were also identified in the property area on databases searched. No active landfills or transfer stations were identified within the radius searched.

#### **Environmental Lien Report**

Environmental Data Resources (EDR) researched whether environmental liens had been filed on the property APN number. No liens or activity use limitations were found. The environmental lien report is presented in Appendix A.

#### **Preliminary Title Report**

A title report was not forwarded to us for review.

#### **4.4 Results of the Site History Review**

##### **Personnel Interviews**

We briefly interviewed Ms. Asmaa Egal-Wallace regarding the property history on September 23, 2011. Ms. Egal-Wallace stated that the property dated from about 1900 and had been used as a residence. The most recent tenants had moved out. She had no knowledge of any contaminant or hazardous materials problems with the property.

##### **Aerial Photographs**

We reviewed historical aerial photographs supplied by the EDR-Aerial Photography Print Service to establish prior land use. The photographs reviewed are listed in Table 2 below. No aerial photographs were reviewed prior to 1939 or after 2006 for the property.

The subject property appears to be developed in the 1939 photograph with the surrounding area developed. The property appears similar in the 1943 through 1991 photographs although much regional urban development occurs. There are no changes noted on the subject property for the 1998 through 2006 photographs.

**Table 2. Aerial Photographs Reviewed  
411 Lytton Avenue  
Palo Alto, California**

<b><u>Date</u></b>	<b><u>Scale</u></b>	<b><u>Flyer</u></b>
1939	1"≈555'	Fairchild
1943	1"≈555'	Aero
1956	1"≈655'	Aero
1965	1"=333'	Cartwright
1975	1"=541'	NASA
1982	1"=690'	USGS
1991	1"=604'	EDR
1998	1"=666'	USGS
2005	1"≈604'	EDR
2006	1"≈604'	EDR

##### **Historical Maps**

The 30-minute Santa Cruz and 15-minute Palo Alto Quadrangle maps (1899 and 1903) show the area as developed but with increasing nearby urban development. The Palo Alto 7.5-minute Quadrangle maps available for the site prepared in 1947 and later, show the site area with increasing urban development through to 1997.

**Sanborn Maps**

Sanborn Mapping was researched through EDR, to establish whether historical Sanborn maps were available for the site. These maps were originally produced to show buildings in sufficient detail to allow insurance underwriters to estimate risks and premiums. EDR research showed that Sanborn Maps were published for this property several times.

- 1895-The property site has not been developed.
- 1897-The property site has not been developed.
- 1901-The property residence building appears and is listed as “dwelling”.
- 1904-The property appears similar to the previous map.
- 1908-The property appears similar to the previous map.
- 1924-The property appears similar to the previous map.
- 1947-The property appears similar to the previous map.
- 1948-The property appears similar to the previous map.
- 1949-The property appears similar to the previous map.
- 1956-The property appears similar to the previous map.
- 1969-The property appears similar to the previous map.
- 1978-The property appears similar to the previous map.

**City Directories**

EDR prepared a City Directory search from the Haines and Company, Pacific Bell White Pages, Pacific Telephone, and Polk City Directories from 1956, 1963, 1968, 1972, and 1976 with the property address listings by year as follows:

**411 Lytton Avenue**

- 1926 - Johnson, A. D.
- 1931 - Johnson, A. E. and Williams, Emmett.
- 1936 - Johnson, A. E.
- 1942 - Lawson, J. G.
- 1946 - Lawson, J. G.
- 1956 - Shaw, Elmer S. da.
- 1960 - Eckhardt, Dave, da.
- 1965 - Brisco, Clemma, Mrs.
- 1970 - Sediansky, Margt. F., Mrs.
- 1975 - Sediansky, M.
- 1978 - Rundell, Daryl.
- 1982 - Warren, Peter.
- 1991 - Peden, John.
- 2001 - Johnson, Albe, O.; Osmond, C., Osmond, J.

**Asbestos-Containing Materials (ACM) and Lead Paint (LBP)**

A material is defined to be ACM, under California State regulations, if it contains greater than 0.1% asbestos by weight. When referring to asbestos, friable means the material, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Friable ACM are more likely than non-friable ACM to release fibers when disturbed or damaged. The level of the preliminary screening performed was designed solely to identify the presence of the most obvious and common ACM, not to comply with the survey requirements of the Asbestos Hazard Emergency Response Act (AHERA) of 1986. The Occupational Safety and Health Administration (OSHA) found the installation of friable surfacing material and thermal system insulation after December 31, 1980 unlikely. The definition of suspect ACM and presumed asbestos containing material is taken from 29 CFR Parts 1910, et al. Occupational Exposure to Asbestos; Final Rule.

LBP, as defined in the department of Housing and Urban Development (HUD) regulations, are paints that contain greater than 0.5% or (5,000) ppm of lead, based on dry weight. Section 302 of the Lead-Based Paint Poison Prevention act requires public housing projects to be inspected for LBP. The sale of paints containing more than (600) ppm of lead to consumers was banned by the Consumer Product Safety Commission (CPSC) in 1978. The CPSC ban does not apply to structural steel building components, such as columns, beams, and decking, that are painted as part of the fabrication process.

The property was developed by 1900, so in our view ACM and LBP might be a potential concern for the property.

**ESA User Questionnaire**

The property owners and former tenants did not prepare an ESA questionnaire

**Data Gaps**

In our opinion there are no data gaps in this study. Sanborn Maps dating to 1895, topographic maps dating to 1899, and City of Palo Alto Building permit information show that the property was developed by 1900. The property has not appeared to change according to aerial photographs from 1939 through 2006. The real estate representative stated that this was the original development and this appears verified by the historic research. The property appears to have been used a residence since construction.

**4.5 Radon**

The California Department of Health Services has conducted radon testing of 2,858 sites in California. Of these sites, 3.8 percent had radon levels above 4 pCi/l (Pico curies per

liter) with the highest level being 29 pCi/l. EPA recommends that action be taken to reduce levels with between 4 and 26 pCi/l over a period of a few years. The USEPA Radon Zone for Palo Alto County is 2. No radon was detected above 4 pCi/l for the sites tested for the County as reported in the EDR Radius report. Radon is not believed to be a concern at the subject property.

## **5.0 CONCLUSIONS AND RECOMMENDATIONS**

The purpose of our study was to briefly review the history and environmental setting of the property. Our history review revealed that the subject property was developed in about 1900 as a residence and this was the original development; this appears verified by the historic research. The State and local file review materials did not reveal any underground storage tanks or hazardous materials use or any contaminant problems reported for the property addresses. The City, County and State agency file review materials did not reveal the presence of an AST, UST transformers, pits or hazardous materials use or suspect disposal on the property.

Our review of federal and state environmental generator and spill lists revealed that several LUST cases have been reported in the general site area. However, in our opinion, the identified spills are being investigated or closed by the State or Federal agencies, or are located far enough from the site as to have little likelihood of impacting the site.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 for the property at 411 Lytton Avenue (APN 120-14-076) in Palo Alto, California. Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report.

This assessment has revealed no evidence of a recognized environmental condition in connection with the property.

We recommend the following:

- The building appears to be of sufficient age that ACM and LBP may have been used in its construction. If future building renovations or demolition is planned, a qualified contractor should be retained to ascertain the presence of these materials and provide for proper management and/or disposal of these materials.
- We observed two small diameter pipes sticking out of the ground next to the front and back of the building. They did not appear to be related to underground tanks, but you may want to have a contractor determine what they are unless the seller can tell you.

## **6.0 LIMITATIONS AND PROFESSIONAL DECLARATION**

As with all preliminary site assessments, the amount of information obtained is a function of both time and budgetary constraints. Our conclusions regarding the site are based on observation of existing conditions, review of selected agency files and data collected by third parties, and our interpretation of readily available site history and usage data. Any study such as this must be qualified in that no soil or ground water analysis was performed. Soil, ground water, lead paint or asbestos analysis lead to a more reliable assessment of environmental conditions; conditions which often are not apparent during typical Phase I activities. If you desire a greater degree of confidence, soil, ground water or additional analysis could be performed to more definitively establish current environmental conditions.

This report has been prepared for the exclusive use of Ehikian and Company. We make no warranty, expressed or implied, except that our services were performed in accordance with environmental engineering principles generally accepted at this time and location. The professional staff of Romig Engineers, Inc., in accordance with the generally accepted professional practices and from guidance with the standard practice of ASTM E 1527-05, has prepared the findings and analysis contained in this Phase One Environmental Site Assessment Report with the exceptions or limitations noted in the report. Please note that this report is valid for 180 days from the date of report issuance.

Some of the information provided in this Phase I Environmental Site Assessment report is based upon personal interviews and research of available documents, records and maps held by appropriate government and private agencies. This is subject to the limitations of the historical documentation, availability and accuracy of pertinent records, and the recollection of those persons contacted and interviewed. The information contained in this report has received appropriate technical and peer review. The findings and analysis represent professional judgments and are based upon the investigations conducted and the review and interpretation of such data based on our experience and expertise according to the existing standard. No warranty or guarantee is expressed or implied. The scope of services within this Phase I Environmental Site Assessment did not include sample collection and/or analysis for hazardous materials. In addition, it did not include a property title search or evaluation of mold/fungi, asbestos, lead paint, radon or seismic risk.

The findings and analysis set forth in this report are strictly limited in time and scope to the date of the evaluation(s), and for the sole use of our client.

The Qualified Environmental Professional preparing this report declares, to the best of my professional knowledge and belief, that he meets the definition of the Environmental Professional as defined in sec. 312.10 of 40 CFR 312 and has the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR part 312.

## 7.0 REFERENCES

California Department of Health Services, September 1991, "Annual Average Radon Concentrations in California Residences."

California Department of Water Resources, California's Groundwater Bulletin 118, Update 2003.

California Regional Water Quality Control Board.

California Department of Toxic Substances.

County of Santa Clara Department of Environmental Health.

City of Palo Alto Fire Department and Building Department.

EDR Radius Report, Property at 411 Lytton Avenue Palo Alto, CA 94063 dated September 23, 2011 Inquiry Number: 3172177.2s with Topographic Map, Aerial Photograph, City Directory, Sanborn Map and Environmental Lien coverage.

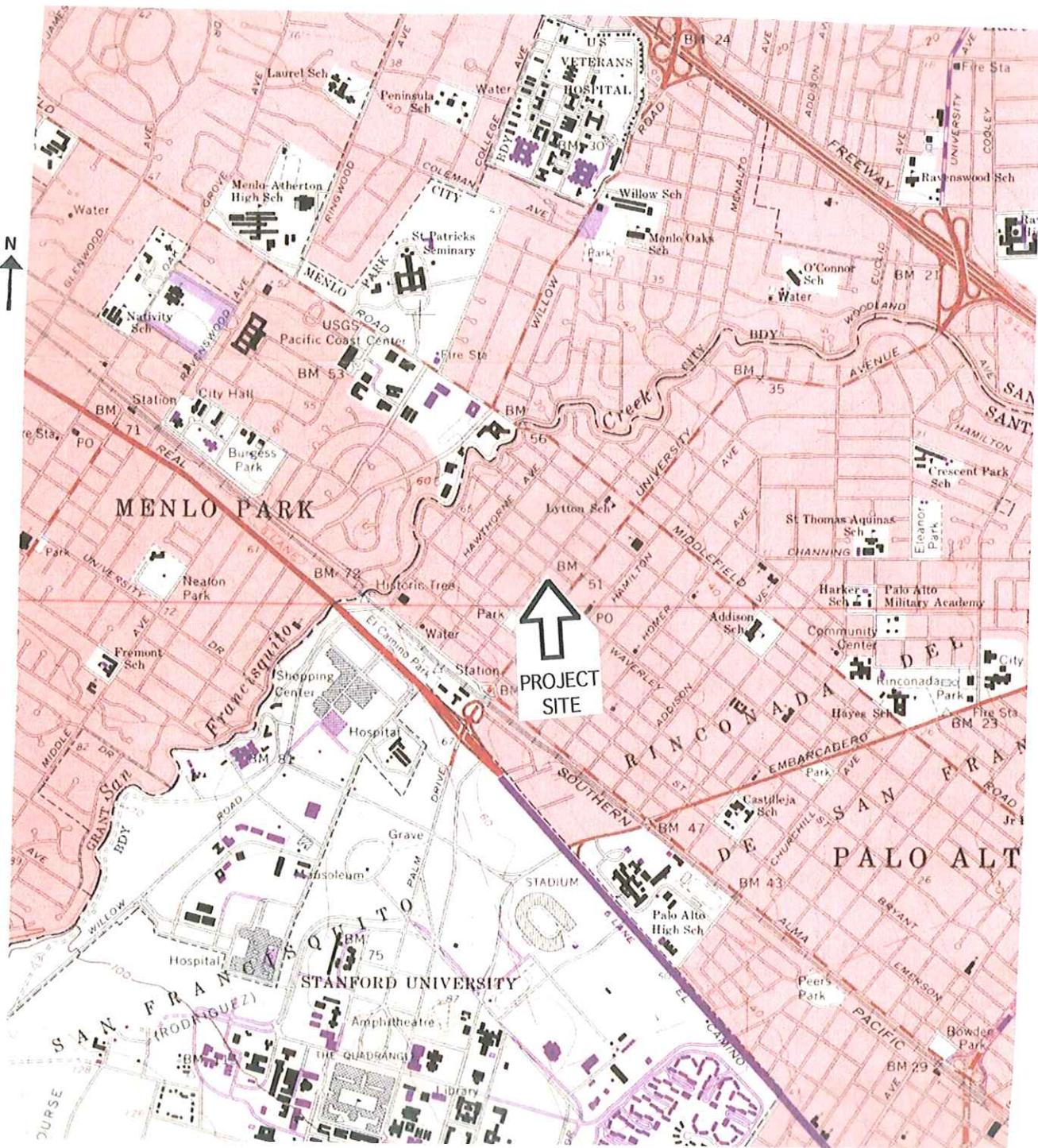
Google Earth web-based aerial photography.

Jennings, C. W., 1994, California Division of Mines and Geology, Fault Activity Map of California and Adjacent Areas, Scale 1:750,000.

Romig Engineers, Inc. March 2008, Geotechnical Investigation for Zarroug Commercial Building 411 Lytton Avenue, Palo Alto, CA, 14 pages with attachments.

United States Geological Survey; 15-minute Palo Alto Quadrangle maps (1899; 1947); Palo Alto 7.5-minute Quadrangle maps prepared in 1949 and revised or photorevised in 1956, 1968, 1973, 1980, 1993.





Scale: 1 inch = 2000 feet

Base: United States Geological Survey 7.5 Minute Palo Alto Quadrangle.

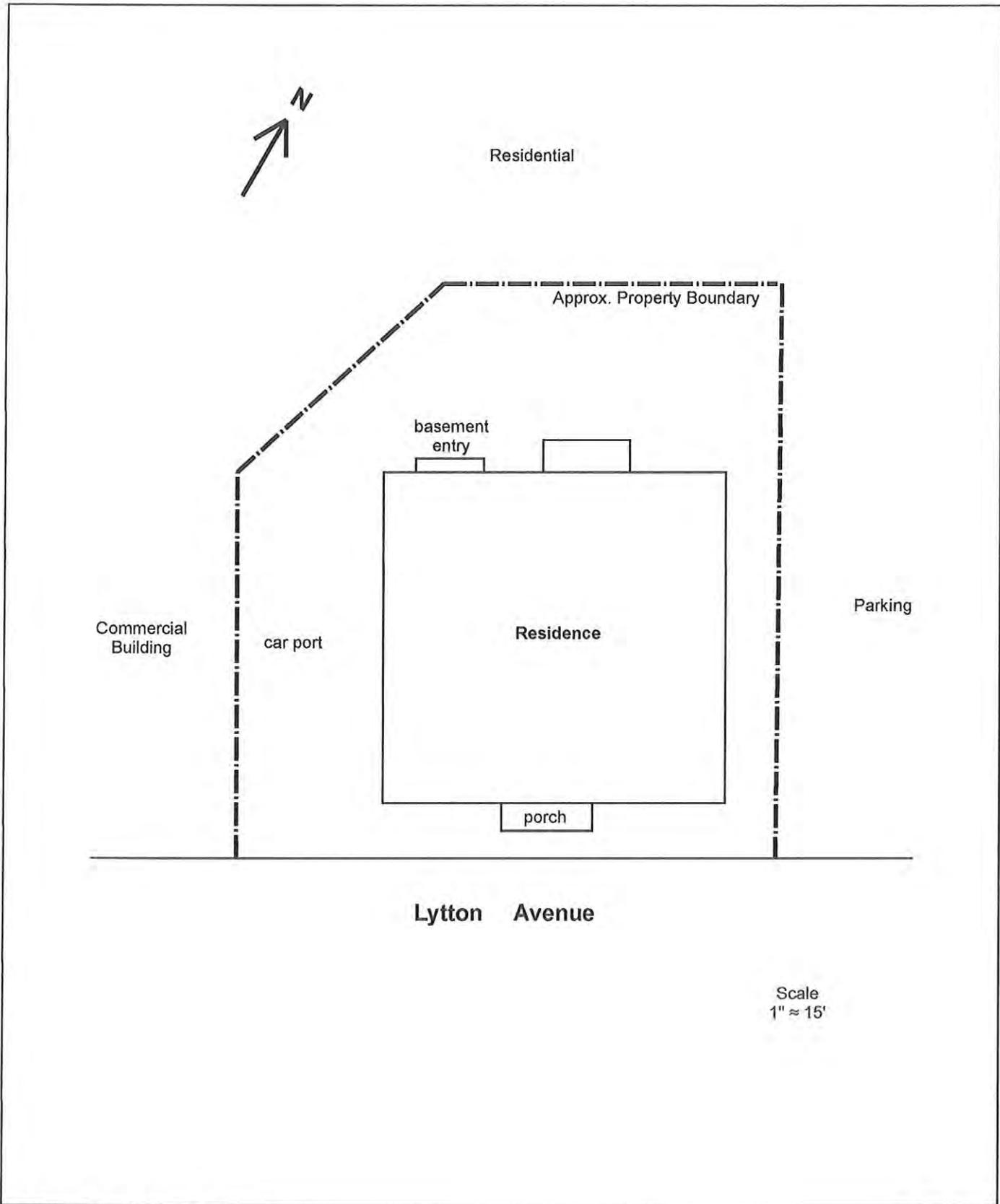
**SITE TOPOGRAPHIC MAP**

411 LYTTON AVENUE (APN 120-14-076)  
 PALO ALTO, SANTA CLARA COUNTY, CALIFORNIA

**FIGURE 1**

SEPT. 2011

PROJ. NO. 1573-8



**SITE SKETCH MAP**  
 411 LYTTON AVENUE  
 PALO ALTO, SANTA CLARA COUNTY, CA

**FIGURE 2**  
 SEPT. 2011  
 PROJ. NO 1573-8

**PHOTOGRAPH #1** – View of 411 Lytton Avenue looking across Lytton Avenue.



**PHOTOGRAPH #2** – View of interior of residence.



SITE PHOTOGRAPHS  
411 LYTTON AVENUE (APN 120-14-076)  
PALO ALTO, CALIFORNIA

FIGURE 3  
SEPT. 2011  
PROJ. NO. 1573-8

**ROMIG CONSULTING ENGINEERS**

**PHOTOGRAPH #3** – View fenced back yard, 411 Lytton Avenue.



**PHOTOGRAPH #4** – View of 411 Lytton basement, empty blue drum and one-gallon paint containers. Brown area is soil, brick appears to be foundation.



SITE PHOTOGRAPHS  
411 LYTTON AVENUE (APN 120-14-076)  
PALO ALTO, CALIFORNIA

FIGURE 4  
SEPT. 2011  
PROJ. NO. 1573-8

**ROMIG CONSULTING ENGINEERS**

**PHOTOGRAPH #5** – View of basement looking toward front of residence, brick is fireplace foundation.



**PHOTOGRAPH #6** – View of property front yard with pipe.



SITE PHOTOGRAPHS  
411 LYTTON AVENUE (APN 120-14-076)  
PALO ALTO, CALIFORNIA

FIGURE 5  
SEPT. 2011  
PROJ. NO. 1573-8

**ROMIG CONSULTING ENGINEERS**

**APPENDIX A**

**REGULATORY AGENCY SITE LIST DATA**

(EDR Radius Report, EDR Environmental Lien Search Report, Sanborn Maps)

**Residence**

411 Lytton Ave  
Palo Alto, CA 94301

Inquiry Number: 3172177.2s  
September 23, 2011

The EDR Radius Map<sup>™</sup> Report with GeoCheck<sup>®</sup>



440 Wheelers Farms Road  
Milford, CT 06461  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary .....	ES1
Overview Map .....	2
Detail Map .....	3
Map Findings Summary .....	4
Map Findings .....	8
Orphan Summary .....	119
Government Records Searched/Data Currency Tracking .....	GR-1
 <b><u>GEOCHECK ADDENDUM</u></b>	
Physical Setting Source Addendum .....	A-1
Physical Setting Source Summary .....	A-2
Physical Setting Source Map .....	A-7
Physical Setting Source Map Findings .....	A-8
Physical Setting Source Records Searched .....	A-32

*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

411 LYTTON AVE  
PALO ALTO, CA 94301

#### COORDINATES

Latitude (North): 37.448100 - 37° 26' 53.2"  
Longitude (West): 122.161600 - 122° 9' 41.8"  
Universal Transverse Mercator: Zone 10  
UTM X (Meters): 574160.0  
UTM Y (Meters): 4144709.0  
Elevation: 57 ft. above sea level

#### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 37122-D2 PALO ALTO, CA  
Most Recent Revision: 1999

#### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 2006, 2005  
Source: USDA

### TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

### DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

### STANDARD ENVIRONMENTAL RECORDS

#### *Federal NPL site list*

NPL..... National Priority List

## EXECUTIVE SUMMARY

Proposed NPL..... Proposed National Priority List Sites  
NPL LIENS..... Federal Superfund Liens

### ***Federal Deltsted NPL site list***

Deltsted NPL..... National Priority List Deletions

### ***Federal CERCLIS list***

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System  
FEDERAL FACILITY..... Federal Facility Site Information listing

### ***Federal CERCLIS NFRAP site List***

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

### ***Federal RCRA CORRACTS facilities list***

CORRACTS..... Corrective Action Report

### ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

### ***Federal institutional controls / engineering controls registries***

US ENG CONTROLS..... Engineering Controls Sites List  
US INST CONTROL..... Sites with Institutional Controls

### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

### ***State- and tribal - equivalent NPL***

RESPONSE..... State Response Sites

### ***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF..... Solid Waste Information System

### ***State and tribal leaking storage tank lists***

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

### ***State and tribal registered storage tank lists***

INDIAN UST..... Underground Storage Tanks on Indian Land  
FEMA UST..... Underground Storage Tank Listing

### ***State and tribal voluntary cleanup sites***

VCP..... Voluntary Cleanup Program Properties  
INDIAN VCP..... Voluntary Cleanup Priority Listing

## **ADDITIONAL ENVIRONMENTAL RECORDS**

### ***Local Brownfield lists***

US BROWNFIELDS..... A Listing of Brownfields Sites

## EXECUTIVE SUMMARY

### **Local Lists of Landfill / Solid Waste Disposal Sites**

ODI.....	Open Dump Inventory
DEBRIS REGION 9.....	Torres Martinez Reservation Illegal Dump Site Locations
WMUDS/SWAT.....	Waste Management Unit Database
SWRCY.....	Recycler Database
HAULERS.....	Registered Waste Tire Haulers Listing
INDIAN ODI.....	Report on the Status of Open Dumps on Indian Lands

### **Local Lists of Hazardous waste / Contaminated Sites**

US CDL.....	Clandestine Drug Labs
HIST Cal-Sites.....	Historical Calsites Database
SCH.....	School Property Evaluation Program
Toxic Pits.....	Toxic Pits Cleanup Act Sites
CDL.....	Clandestine Drug Labs
US HIST CDL.....	National Clandestine Laboratory Register

### **Local Land Records**

LIENS 2.....	CERCLA Lien Information
LUCIS.....	Land Use Control Information System
LIENS.....	Environmental Liens Listing
DEED.....	Deed Restriction Listing

### **Records of Emergency Release Reports**

HMIRS.....	Hazardous Materials Information Reporting System
CHMIRS.....	California Hazardous Material Incident Report System
LDS.....	Land Disposal Sites Listing
MCS.....	Military Cleanup Sites Listing

### **Other Ascertainable Records**

DOT OPS.....	Incident and Accident Data
DOD.....	Department of Defense Sites
FUDS.....	Formerly Used Defense Sites
CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
MINES.....	Mines Master Index File
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
CA BOND EXP. PLAN.....	Bond Expenditure Plan

## EXECUTIVE SUMMARY

WDS.....	Waste Discharge System
NPDES.....	NPDES Permits Listing
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
SAN JOSE HAZMAT.....	Hazardous Material Facilities
WIP.....	Well Investigation Program Case List
HAZNET.....	Facility and Manifest Data
EMI.....	Emissions Inventory Data
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
HWP.....	EnviroStor Permitted Facilities Listing
HWT.....	Registered Hazardous Waste Transporter Database
FINANCIAL ASSURANCE.....	Financial Assurance Information Listing
PCB TRANSFORMER.....	PCB Transformer Registration Database
PROC.....	Certified Processors Database
MWMP.....	Medical Waste Management Program Listing
COAL ASH DOE.....	Steam-Electric Plan Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List

### EDR PROPRIETARY RECORDS

#### *EDR Proprietary Records*

Manufactured Gas Plants.....	EDR Proprietary Manufactured Gas Plants
EDR Historical Auto Stations..	EDR Proprietary Historic Gas Stations
EDR Historical Cleaners.....	EDR Proprietary Historic Dry Cleaners

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in *bold italics* are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

### STANDARD ENVIRONMENTAL RECORDS

#### *Federal RCRA generators list*

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 06/15/2011 has revealed that there is 1

## EXECUTIVE SUMMARY

RCRA-LQG site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RITZ CAMERA CENTERS, INC. NO	222 UNIVERSITY AVE	SSW 1/8 - 1/4 (0.221 mi.)	21	48

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 06/15/2011 has revealed that there are 6 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MARTHA PAULINE SWAIN TRUSTEE	451 UNIVERSITY AVE	ESE 0 - 1/8 (0.104 mi.)	B5	14
PHOTO EXPRESS	479 UNIVERSITY AVE	E 0 - 1/8 (0.119 mi.)	C6	16
WALGREENS 781	300 UNIVERSITY AVE	S 1/8 - 1/4 (0.150 mi.)	D8	19
PALO ALTO OFFICE CENTER	525 UNIVERSITY AVE	ENE 1/8 - 1/4 (0.151 mi.)	10	23
COMPAQ COMPUTER CORP ALTA VIST	529 BRYANT STREET	S 1/8 - 1/4 (0.167 mi.)	D11	25
PACIFIC BELL	345 HAMILTON AVENUE	SSE 1/8 - 1/4 (0.203 mi.)	F17	35

RCRA-CESQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-CESQG list, as provided by EDR, and dated 06/15/2011 has revealed that there is 1 RCRA-CESQG site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PREMIER PROPERTIES MANAGEMENT	300 UNIVERSITY AVE	S 1/8 - 1/4 (0.150 mi.)	D9	22

### **State- and tribal - equivalent CERCLIS**

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 08/09/2011 has revealed that there are

## EXECUTIVE SUMMARY

2 ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PHOTOTIME, INC.	138 STANFORD SHOPPING C	SW 1/2 - 1 (0.893 mi.)	58	117
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>TOWN &amp; COUNTRY CLEANERS</b> Status: Active	<b>855 EL CAMINO REAL</b>	<b>S 1/2 - 1 (0.681 mi.)</b>	<b>57</b>	<b>110</b>

### **State and tribal leaking storage tank lists**

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 08/09/2011 has revealed that there are 32 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>PREMIER PROPERTIES</b> Status: Completed - Case Closed	<b>250 UNIVERSITY</b>	<b>S 1/8 - 1/4 (0.194 mi.)</b>	<b>E15</b>	<b>29</b>
<b>INDEPENDENT BMW</b> Status: Completed - Case Closed	<b>400 EMERSON ST</b>	<b>SW 1/8 - 1/4 (0.226 mi.)</b>	<b>G24</b>	<b>51</b>
<b>PALO ALTO CIVIC CENTER</b> Status: Completed - Case Closed	<b>250 HAMILTON</b>	<b>S 1/4 - 1/2 (0.250 mi.)</b>	<b>29</b>	<b>57</b>
<b>TIDY TOWN CLEANERS</b> Status: Completed - Case Closed	<b>163 EVERETT AVE</b>	<b>SW 1/4 - 1/2 (0.276 mi.)</b>	<b>30</b>	<b>60</b>
<b>DIGITAL EQUIPMENT CORPORATION</b> CITY OF PALO ALTO PARKING LOT CITY OF PALO ALTO PARKING LOT Status: Completed - Case Closed	<b>130 LYTTON AVE</b> <b>528 HIGH ST</b> <b>528 HIGH</b>	<b>SW 1/4 - 1/2 (0.297 mi.)</b> <b>SSW 1/4 - 1/2 (0.302 mi.)</b> <b>SSW 1/4 - 1/2 (0.302 mi.)</b>	<b>I31</b> <b>J33</b> <b>J34</b>	<b>63</b> <b>64</b> <b>64</b>
<b>COMMUTER SHELL</b> Status: Completed - Case Closed	<b>355 ALMA ST</b>	<b>SW 1/4 - 1/2 (0.334 mi.)</b>	<b>35</b>	<b>65</b>
<b>PALO ALTO FIRE STATION</b> Status: Completed - Case Closed	<b>301 ALMA</b>	<b>SW 1/4 - 1/2 (0.339 mi.)</b>	<b>K36</b>	<b>71</b>
<b>CITY OF PALO ALTO (SIDEWALK)</b> Status: Completed - Case Closed	<b>291 ALMA ST</b>	<b>SW 1/4 - 1/2 (0.342 mi.)</b>	<b>K37</b>	<b>73</b>
<b>COLDWELL BANKER</b> Status: Completed - Case Closed	<b>291 ALMA</b>	<b>SW 1/4 - 1/2 (0.342 mi.)</b>	<b>K38</b>	<b>75</b>
<b>STANFORD BMW</b> Status: Completed - Case Closed	<b>275 ALMA</b>	<b>SW 1/4 - 1/2 (0.345 mi.)</b>	<b>K39</b>	<b>77</b>
<b>IDEO</b> Status: Completed - Case Closed	<b>744 HIGH ST</b>	<b>S 1/4 - 1/2 (0.415 mi.)</b>	<b>N46</b>	<b>87</b>
<b>BILLS AUTO GLASS</b> <b>KEENAN LAND COMPANY</b> Status: Completed - Case Closed	<b>744 HIGH ST</b> <b>753 ALMA</b>	<b>S 1/4 - 1/2 (0.415 mi.)</b> <b>S 1/4 - 1/2 (0.456 mi.)</b>	<b>N47</b> <b>51</b>	<b>90</b> <b>98</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>VARSITY THEATRE</b> Status: Completed - Case Closed	<b>456 UNIVERSITY</b>	<b>ESE 0 - 1/8 (0.102 mi.)</b>	<b>B4</b>	<b>12</b>

## EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>PRESIDENT'S HOTEL</b> Status: Completed - Case Closed	498 UNIVERSITY	E 1/8 - 1/4 (0.135 mi.)	C7	17
<b>OFFICE BUILDING</b> Status: Completed - Case Closed	529 BRYANT	S 1/8 - 1/4 (0.167 mi.)	D12	27
<b>PACIFIC BELL</b> PACIFIC BELL Status: Completed - Case Closed	345 HAMILTON AVENUE 345 HAMILTON AVE	SSE 1/8 - 1/4 (0.203 mi.) SSE 1/8 - 1/4 (0.203 mi.)	F17 F18	35 44
<b>SHEARER FAMILY TRUST</b> Status: Completed - Case Closed	530 WEBSTER	ENE 1/8 - 1/4 (0.234 mi.)	28	55
<b>PALO ALTO TRANSMISSION SERVICE</b> Status: Completed - Case Closed	701 EMERSON ST	SSE 1/4 - 1/2 (0.352 mi.)	L41	80
<b>SHICK RESIDENCE</b> <b>GRANDONA RESIDENCE</b> <b>CITY OF PARIS CLEANERS</b> Status: Completed - Case Closed	505 HOMER AVE 268 HOMER 248 HOMER AVE	ESE 1/4 - 1/2 (0.370 mi.) SSE 1/4 - 1/2 (0.392 mi.) SSE 1/4 - 1/2 (0.401 mi.)	43 M44 M45	83 84 85
<b>KURT'S AUTO CARE</b> Status: Completed - Case Closed	780 HIGH	SSE 1/4 - 1/2 (0.438 mi.)	O48	91
<b>PENINSULA CREAMERY</b> Status: Completed - Case Closed	800 HIGH STREET	SSE 1/4 - 1/2 (0.454 mi.)	O49	97
<b>PENINSULA CREAMERY</b> <b>HANSEN PLUMBING</b> Status: Completed - Case Closed	800 HIGH ST 50 HOMER	SSE 1/4 - 1/2 (0.454 mi.) S 1/4 - 1/2 (0.479 mi.)	O50 P52	98 100
<b>INDEPENDENT BMW</b> Status: Completed - Case Closed	799 ALMA	S 1/4 - 1/2 (0.483 mi.)	P53	102
<b>BILL YOUNG'S AUTOMOTIVE</b> Status: Completed - Case Closed	849 HIGH ST	SSE 1/4 - 1/2 (0.492 mi.)	Q54	105
<b>STEVE'S FOREIGN AUTO SERV</b> Status: Completed - Case Closed	809 ALMA	S 1/4 - 1/2 (0.492 mi.)	P56	108

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 08/09/2011 has revealed that there are 2 SLIC sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>HEWLETT-PACKARD COMPANY</b> Facility Status: Completed - Case Closed	130 LYTTON AVENUE	SW 1/4 - 1/2 (0.297 mi.)	I32	63
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>CARDINAL CLEANERS</b> Facility Status: Open - Site Assessment	203 FOREST AVE	SSE 1/4 - 1/2 (0.348 mi.)	L40	78

## EXECUTIVE SUMMARY

HIST LUST: A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

A review of the HIST LUST list, as provided by EDR, and dated 03/29/2005 has revealed that there are 25 HIST LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PREMIER PROPERTIES	250 UNIVERSITY	S 1/8 - 1/4 (0.194 mi.)	E15	29
INDEPENDENT BMW	400 EMERSON ST	SW 1/8 - 1/4 (0.226 mi.)	G24	51
PALO ALTO CIVIC CENTER	250 HAMILTON	S 1/4 - 1/2 (0.250 mi.)	29	57
TIDY TOWN CLEANERS	163 EVERETT AVE	SW 1/4 - 1/2 (0.276 mi.)	30	60
DIGITAL EQUIPMENT CORPORATION	130 LYTTON AVE	SW 1/4 - 1/2 (0.297 mi.)	I31	63
COMMUTER SHELL	355 ALMA ST	SW 1/4 - 1/2 (0.334 mi.)	35	65
PALO ALTO FIRE STATION	301 ALMA	SW 1/4 - 1/2 (0.339 mi.)	K36	71
CITY OF PALO ALTO (SIDEWALK)	291 ALMA ST	SW 1/4 - 1/2 (0.342 mi.)	K37	73
COLDWELL BANKER	291 ALMA	SW 1/4 - 1/2 (0.342 mi.)	K38	75
STANFORD BMW	275 ALMA	SW 1/4 - 1/2 (0.345 mi.)	K39	77
IDEO	744 HIGH ST	S 1/4 - 1/2 (0.415 mi.)	N46	87
KEENAN LAND COMPANY	753 ALMA	S 1/4 - 1/2 (0.456 mi.)	51	98

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VARSITY THEATRE	456 UNIVERSITY	ESE 0 - 1/8 (0.102 mi.)	B4	12
PRESIDENT'S HOTEL	498 UNIVERSITY	E 1/8 - 1/4 (0.135 mi.)	C7	17
OFFICE BUILDING	529 BRYANT	S 1/8 - 1/4 (0.167 mi.)	D12	27
PACIFIC BELL	345 HAMILTON AVENUE	SSE 1/8 - 1/4 (0.203 mi.)	F17	35
SHEARER FAMILY TRUST	530 WEBSTER	ENE 1/8 - 1/4 (0.234 mi.)	28	55
PALO ALTO TRANSMISSION SERVICE	701 EMERSON ST	SSE 1/4 - 1/2 (0.352 mi.)	L41	80
SHICK RESIDENCE	505 HOMER AVE	ESE 1/4 - 1/2 (0.370 mi.)	43	83
GRANDONA RESIDENCE	268 HOMER	SSE 1/4 - 1/2 (0.392 mi.)	M44	84
KURT'S AUTO CARE	780 HIGH	SSE 1/4 - 1/2 (0.438 mi.)	O48	91
HANSEN PLUMBING	50 HOMER	S 1/4 - 1/2 (0.479 mi.)	P52	100
INDEPENDENT BMW	799 ALMA	S 1/4 - 1/2 (0.483 mi.)	P53	102
BILL YOUNG'S AUTOMOTIVE	849 HIGH ST	SSE 1/4 - 1/2 (0.492 mi.)	Q54	105
STEVE'S FOREIGN AUTO SERV	809 ALMA	S 1/4 - 1/2 (0.492 mi.)	P56	108

### State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 08/09/2011 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PACIFIC BELL	345 HAMILTON AVENUE	SSE 1/8 - 1/4 (0.203 mi.)	F17	35

## EXECUTIVE SUMMARY

AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the AST list, as provided by EDR, and dated 08/01/2009 has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SWITCH AND DATA	529 BRYANT ST	S 1/8 - 1/4 (0.167 mi.)	D13	28

### ADDITIONAL ENVIRONMENTAL RECORDS

#### *Local Lists of Registered Storage Tanks*

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 4 CA FID UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CUSA-	390 LYTTON AVE	SSW 0 - 1/8 (0.025 mi.)	A2	9
BNW SERVICE & REPAIR	400 EMERSON ST	SW 1/8 - 1/4 (0.225 mi.)	G22	50
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PACIFIC BELL	345 HAMILTON AVENUE	SSE 1/8 - 1/4 (0.203 mi.)	F17	35
MRS. E. C. FOULE	630 COWPER ST	ESE 1/8 - 1/4 (0.228 mi.)	H27	54

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 4 HIST UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
96226	390 LYTTON AVE	SSW 0 - 1/8 (0.025 mi.)	A1	8
BNW SERVICE & REPAIR	400 EMERSON ST	SW 1/8 - 1/4 (0.226 mi.)	G25	53
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PACIFIC BELL	345 HAMILTON AVENUE	SSE 1/8 - 1/4 (0.203 mi.)	F17	35
MRS. E. C. FOULE	630 COWPER ST	ESE 1/8 - 1/4 (0.228 mi.)	H26	53

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are

## EXECUTIVE SUMMARY

5 SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>CUSA-</b>	<b>390 LYTTON AVE</b>	<b>SSW 0 - 1/8 (0.025 mi.)</b>	<b>A2</b>	<b>9</b>
<b>BNW SERVICE &amp; REPAIR</b>	<b>400 ENERSON ST</b>	<b>SW 1/8 - 1/4 (0.225 mi.)</b>	<b>G22</b>	<b>50</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>PACIFIC BELL</b>	<b>345 HAMILTON AVENUE</b>	<b>SSE 1/8 - 1/4 (0.203 mi.)</b>	<b>F17</b>	<b>35</b>
<b>PACIFIC BELL (P1-007)</b>	<b>345 HAMILTON AVE</b>	<b>SSE 1/8 - 1/4 (0.204 mi.)</b>	<b>F19</b>	<b>45</b>
<b>MRS. E. C. FOULE</b>	<b>630 COWPER ST</b>	<b>ESE 1/8 - 1/4 (0.228 mi.)</b>	<b>H27</b>	<b>54</b>

### Other Ascertainable Records

RCRA-NonGen: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA-NonGen list, as provided by EDR, and dated 06/15/2011 has revealed that there are 2 RCRA-NonGen sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>HEWLETT PACKARD UNIVERSITY AVE</b>	<b>250 UNIVERSITY AVE</b>	<b>S 1/8 - 1/4 (0.194 mi.)</b>	<b>E16</b>	<b>31</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>PACIFIC BELL</b>	<b>420 COWPER AVENUE</b>	<b>NE 0 - 1/8 (0.096 mi.)</b>	<b>3</b>	<b>11</b>

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSTITES].

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 23 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>PREMIER PROPERTIES</b>	<b>250 UNIVERSITY</b>	<b>S 1/8 - 1/4 (0.194 mi.)</b>	<b>E15</b>	<b>29</b>
<b>INDEPENDANT BMW</b>	<b>400 EMERSON</b>	<b>SW 1/8 - 1/4 (0.226 mi.)</b>	<b>G23</b>	<b>51</b>
<b>PALO ALTO CIVIC CENTER</b>	<b>250 HAMILTON</b>	<b>S 1/4 - 1/2 (0.250 mi.)</b>	<b>29</b>	<b>57</b>
<b>TIDY TOWN CLEANERS</b>	<b>163 EVERETT AVE</b>	<b>SW 1/4 - 1/2 (0.276 mi.)</b>	<b>30</b>	<b>60</b>
<b>COMMUTER SHELL</b>	<b>355 ALMA ST</b>	<b>SW 1/4 - 1/2 (0.334 mi.)</b>	<b>35</b>	<b>65</b>
<b>PALO ALTO FIRE STATION</b>	<b>301 ALMA</b>	<b>SW 1/4 - 1/2 (0.339 mi.)</b>	<b>K36</b>	<b>71</b>
<b>COLDWELL BANKER</b>	<b>291 ALMA</b>	<b>SW 1/4 - 1/2 (0.342 mi.)</b>	<b>K38</b>	<b>75</b>
<b>STANFORD BMW</b>	<b>275 ALMA</b>	<b>SW 1/4 - 1/2 (0.345 mi.)</b>	<b>K39</b>	<b>77</b>
<b>IDEO</b>	<b>744 HIGH ST</b>	<b>S 1/4 - 1/2 (0.415 mi.)</b>	<b>N46</b>	<b>87</b>
<b>KEENAN LAND COMPANY</b>	<b>753 ALMA</b>	<b>S 1/4 - 1/2 (0.456 mi.)</b>	<b>51</b>	<b>98</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>VARSITY THEATRE</b>	<b>456 UNIVERSITY</b>	<b>ESE 0 - 1/8 (0.102 mi.)</b>	<b>B4</b>	<b>12</b>
<b>PRESIDENT'S HOTEL</b>	<b>498 UNIVERSITY</b>	<b>E 1/8 - 1/4 (0.135 mi.)</b>	<b>C7</b>	<b>17</b>
<b>OFFICE BUILDING</b>	<b>529 BRYANT</b>	<b>S 1/8 - 1/4 (0.167 mi.)</b>	<b>D12</b>	<b>27</b>
<b>PACIFIC BELL</b>	<b>345 HAMILTON AVENUE</b>	<b>SSE 1/8 - 1/4 (0.203 mi.)</b>	<b>F17</b>	<b>35</b>

## EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SHEARER FAMILY TRUST</i>	<i>530 WEBSTER</i>	<i>ENE 1/8 - 1/4 (0.234 mi.)</i>	<i>28</i>	<i>55</i>
<i>PALO ALTO TRANSMISSION SE</i>	<i>710 EMERSON</i>	<i>SSE 1/4 - 1/2 (0.366 mi.)</i>	<i>L42</i>	<i>83</i>
<i>GRANDONA RESIDENCE</i>	<i>268 HOMER</i>	<i>SSE 1/4 - 1/2 (0.392 mi.)</i>	<i>M44</i>	<i>84</i>
<i>CITY OF PARIS CLEANERS</i>	<i>248 HOMER AVE</i>	<i>SSE 1/4 - 1/2 (0.401 mi.)</i>	<i>M45</i>	<i>85</i>
<i>KURT'S AUTO CARE</i>	<i>780 HIGH</i>	<i>SSE 1/4 - 1/2 (0.438 mi.)</i>	<i>O48</i>	<i>91</i>
<i>HANSEN PLUMBING</i>	<i>50 HOMER</i>	<i>S 1/4 - 1/2 (0.479 mi.)</i>	<i>P52</i>	<i>100</i>
<i>INDEPENDENT BMW</i>	<i>799 ALMA</i>	<i>S 1/4 - 1/2 (0.483 mi.)</i>	<i>P53</i>	<i>102</i>
<i>TOM YOUNG'S AUTOMOTIVE</i>	<i>849 HIGH</i>	<i>SSE 1/4 - 1/2 (0.492 mi.)</i>	<i>Q55</i>	<i>107</i>
<i>STEVE'S FOREIGN AUTO SERV</i>	<i>809 ALMA</i>	<i>S 1/4 - 1/2 (0.492 mi.)</i>	<i>P56</i>	<i>108</i>

Notify 65: Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

A review of the Notify 65 list, as provided by EDR, and dated 10/21/1993 has revealed that there is 1 Notify 65 site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KNOWN	600 WILLOW ROAD	N 1/2 - 1 (0.991 mi.)	59	118

DRYCLEANERS: A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the DRYCLEANERS list, as provided by EDR, and dated 06/28/2011 has revealed that there are 2 DRYCLEANERS sites within approximately 0.25 miles of the target property.

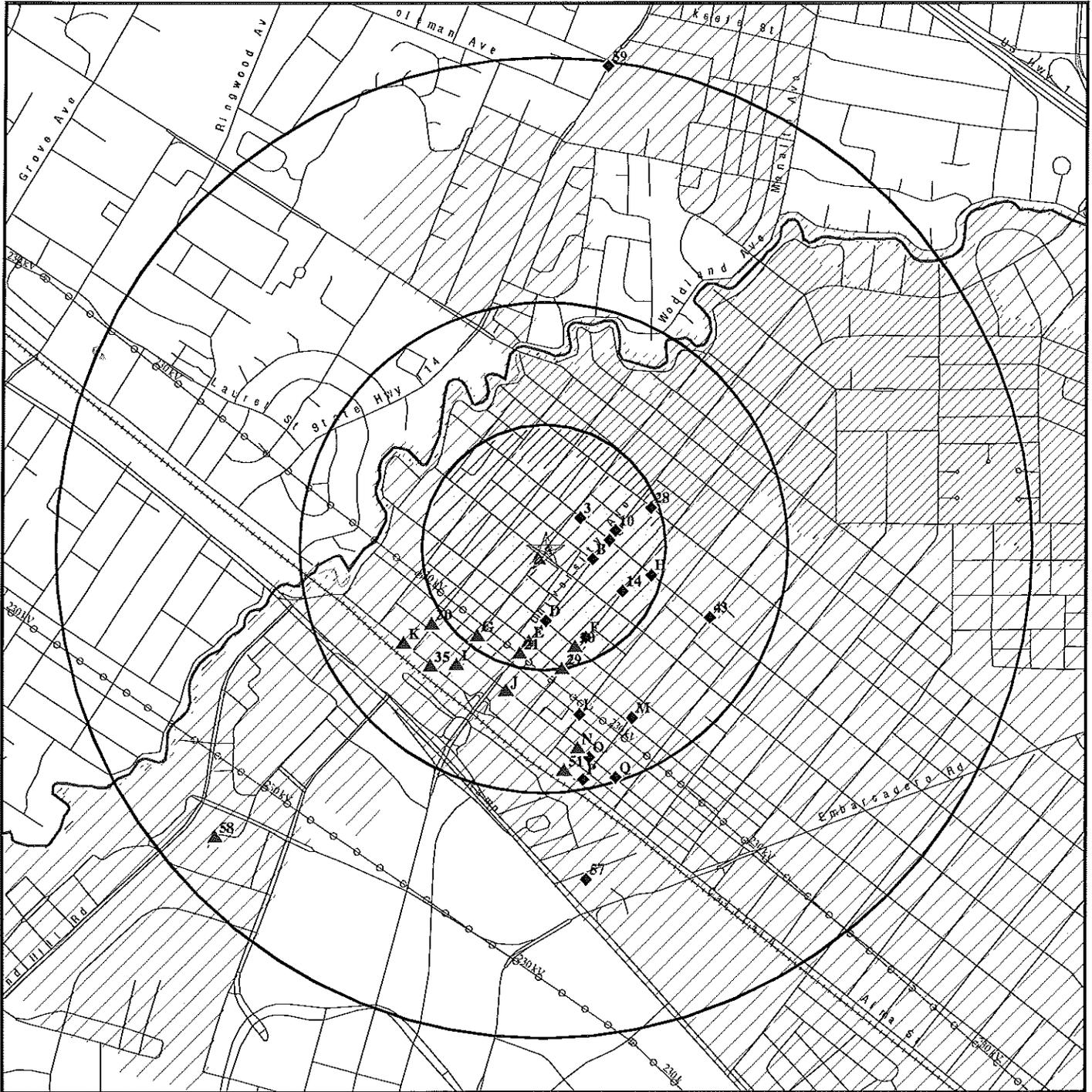
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>HOLIDAY CLEANERS</i>	<i>595 BRYANT ST</i>	<i>SSE 1/8 - 1/4 (0.212 mi.)</i>	<i>20</i>	<i>46</i>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GATE CLEANERS	439 HAMILTON AVE	ESE 1/8 - 1/4 (0.185 mi.)	14	28



# OVERVIEW MAP - 3172177.2s



★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

▲ Manufactured Gas Plants

 National Priority List Sites

 Dept. Defense Sites

 Indian Reservations BIA

 County Boundary

 Power transmission lines

 Oil & Gas pipelines from USGS

 100-year flood zone

 500-year flood zone

 National Wetland Inventory

 Areas of Concern

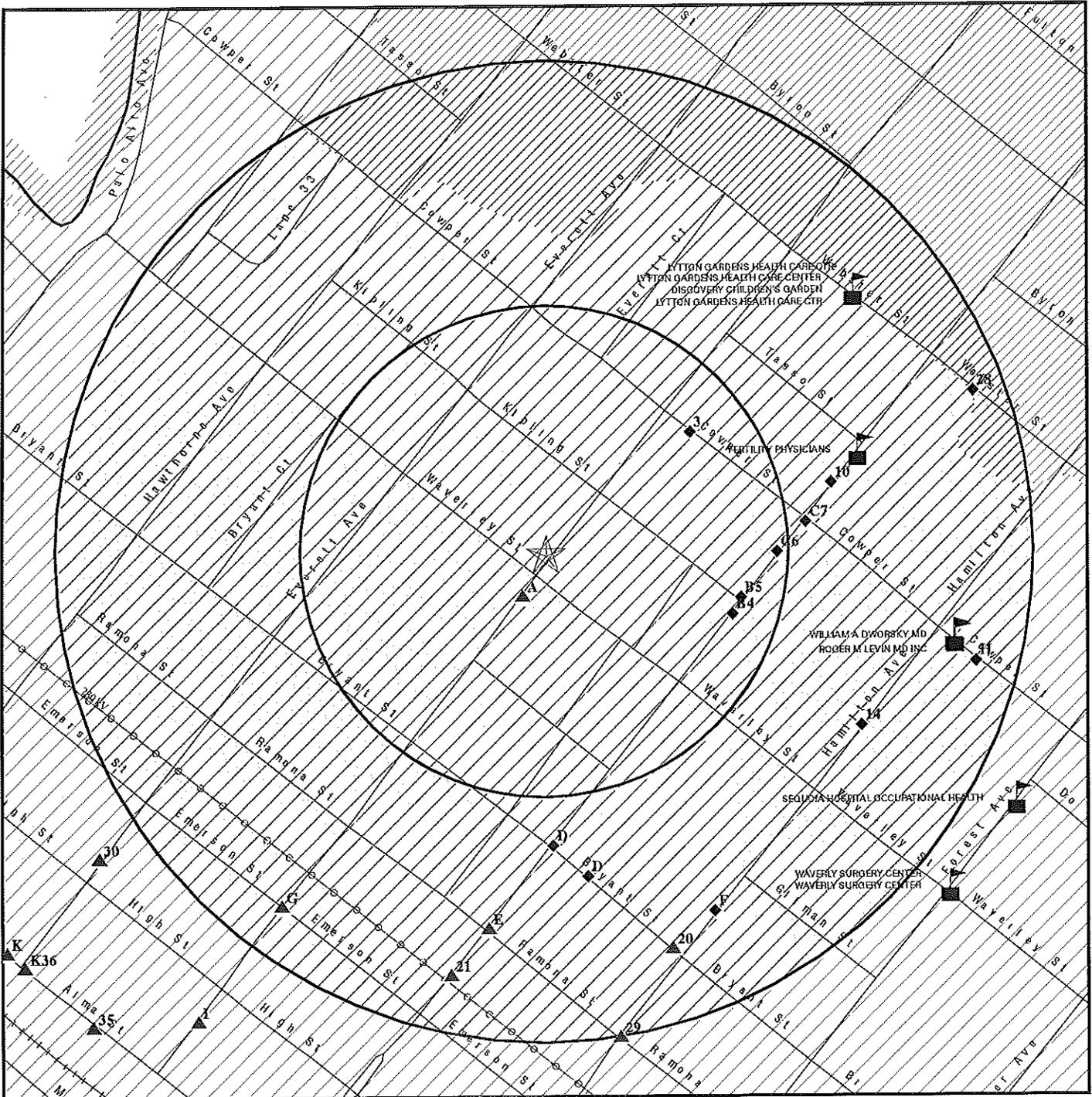


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Residence  
 ADDRESS: 411 Lytton Ave  
 Palo Alto CA 94301  
 LAT/LONG: 37.4481 / 122.1616

CLIENT: Romig Consulting Engineers  
 CONTACT: Chris Palmer  
 INQUIRY #: 3172177.2s  
 DATE: September 23, 2011 2:37 pm

# DETAIL MAP - 3172177.2s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ⌘ Sensitive Receptors
- ☒ National Priority List Sites
- ☒ Dept. Defense Sites
- ☒ Indian Reservations BIA
- ∩ County Boundary
- ∩ Power transmission lines
- ∩ Oil & Gas pipelines from USGS
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- ☒ Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<b>SITE NAME:</b> Residence <b>ADDRESS:</b> 411 Lytton Ave Palo Alto CA 94301 <b>LAT/LONG:</b> 37.4481 / 122.1616	<b>CLIENT:</b> Romig Consulting Engineers <b>CONTACT:</b> Chris Palmer <b>INQUIRY #:</b> 3172177.2s <b>DATE:</b> September 23, 2011 2:38 pm
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## MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b><u>STANDARD ENVIRONMENTAL RECORDS</u></b>								
<b><i>Federal NPL site list</i></b>								
	NPL	1.000	0	0	0	0	NR	0
	Proposed NPL	1.000	0	0	0	0	NR	0
	NPL LIENS	TP	NR	NR	NR	NR	NR	0
<b><i>Federal Delisted NPL site list</i></b>								
	Delisted NPL	1.000	0	0	0	0	NR	0
<b><i>Federal CERCLIS list</i></b>								
	CERCLIS	0.500	0	0	0	NR	NR	0
	FEDERAL FACILITY	1.000	0	0	0	0	NR	0
<b><i>Federal CERCLIS NFRAP site List</i></b>								
	CERC-NFRAP	0.500	0	0	0	NR	NR	0
<b><i>Federal RCRA CORRACTS facilities list</i></b>								
	CORRACTS	1.000	0	0	0	0	NR	0
<b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>								
	RCRA-TSDF	0.500	0	0	0	NR	NR	0
<b><i>Federal RCRA generators list</i></b>								
	RCRA-LQG	0.250	0	1	NR	NR	NR	1
	RCRA-SQG	0.250	2	4	NR	NR	NR	6
	RCRA-CESQG	0.250	0	1	NR	NR	NR	1
<b><i>Federal institutional controls / engineering controls registries</i></b>								
	US ENG CONTROLS	0.500	0	0	0	NR	NR	0
	US INST CONTROL	0.500	0	0	0	NR	NR	0
<b><i>Federal ERNS list</i></b>								
	ERNS	TP	NR	NR	NR	NR	NR	0
<b><i>State- and tribal - equivalent NPL</i></b>								
	RESPONSE	1.000	0	0	0	0	NR	0
<b><i>State- and tribal - equivalent CERCLIS</i></b>								
	ENVIROSTOR	1.000	0	0	0	2	NR	2
<b><i>State and tribal landfill and/or solid waste disposal site lists</i></b>								
	SWF/LF	0.500	0	0	0	NR	NR	0
<b><i>State and tribal leaking storage tank lists</i></b>								
	LUST	0.500	1	7	24	NR	NR	32
	SLIC	0.500	0	0	2	NR	NR	2

## MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
HIST LUST		0.500	1	6	18	NR	NR	25
INDIAN LUST		0.500	0	0	0	NR	NR	0
<b>State and tribal registered storage tank lists</b>								
UST		0.250	0	1	NR	NR	NR	1
AST		0.250	0	1	NR	NR	NR	1
INDIAN UST		0.250	0	0	NR	NR	NR	0
FEMA UST		0.250	0	0	NR	NR	NR	0
<b>State and tribal voluntary cleanup sites</b>								
VCP		0.500	0	0	0	NR	NR	0
INDIAN VCP		0.500	0	0	0	NR	NR	0
<b>ADDITIONAL ENVIRONMENTAL RECORDS</b>								
<b>Local Brownfield lists</b>								
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
<b>Local Lists of Landfill / Solid Waste Disposal Sites</b>								
ODI		0.500	0	0	0	NR	NR	0
DEBRIS REGION 9		0.500	0	0	0	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
SWRCY		0.500	0	0	0	NR	NR	0
HAULERS		TP	NR	NR	NR	NR	NR	0
INDIAN ODI		0.500	0	0	0	NR	NR	0
<b>Local Lists of Hazardous waste / Contaminated Sites</b>								
US CDL		TP	NR	NR	NR	NR	NR	0
HIST Cal-Sites		1.000	0	0	0	0	NR	0
SCH		0.250	0	0	NR	NR	NR	0
Toxic Pits		1.000	0	0	0	0	NR	0
CDL		TP	NR	NR	NR	NR	NR	0
US HIST CDL		TP	NR	NR	NR	NR	NR	0
<b>Local Lists of Registered Storage Tanks</b>								
CA FID UST		0.250	1	3	NR	NR	NR	4
HIST UST		0.250	1	3	NR	NR	NR	4
SWEEPS UST		0.250	1	4	NR	NR	NR	5
<b>Local Land Records</b>								
LIENS 2		TP	NR	NR	NR	NR	NR	0
LUCIS		0.500	0	0	0	NR	NR	0
LIENS		TP	NR	NR	NR	NR	NR	0
DEED		0.500	0	0	0	NR	NR	0
<b>Records of Emergency Release Reports</b>								
HMIRS		TP	NR	NR	NR	NR	NR	0
CHMIRS		TP	NR	NR	NR	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LDS		TP	NR	NR	NR	NR	NR	0
MCS		TP	NR	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA-NonGen		0.250	1	1	NR	NR	NR	2
DOT OPS		TP	NR	NR	NR	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
HIST FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
ICIS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
RADINFO		TP	NR	NR	NR	NR	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN		1.000	0	0	0	0	NR	0
WDS		TP	NR	NR	NR	NR	NR	0
NPDES		TP	NR	NR	NR	NR	NR	0
Cortese		0.500	0	0	0	NR	NR	0
HIST CORTESE		0.500	1	6	16	NR	NR	23
SAN JOSE HAZMAT		0.250	0	0	NR	NR	NR	0
Notify 65		1.000	0	0	0	1	NR	1
DRYCLEANERS		0.250	0	2	NR	NR	NR	2
WIP		0.250	0	0	NR	NR	NR	0
HAZNET		TP	NR	NR	NR	NR	NR	0
EMI		TP	NR	NR	NR	NR	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
SCRD DRYCLEANERS		0.500	0	0	0	NR	NR	0
HWP		1.000	0	0	0	0	NR	0
HWT		0.250	0	0	NR	NR	NR	0
FINANCIAL ASSURANCE		TP	NR	NR	NR	NR	NR	0
PCB TRANSFORMER		TP	NR	NR	NR	NR	NR	0
PROC		0.500	0	0	0	NR	NR	0
MWMP		0.250	0	0	NR	NR	NR	0
COAL ASH DOE		TP	NR	NR	NR	NR	NR	0
COAL ASH EPA		0.500	0	0	0	NR	NR	0

### EDR PROPRIETARY RECORDS

#### *EDR Proprietary Records*

Manufactured Gas Plants		1.000	0	0	0	0	NR	0
EDR Historical Auto Stations		0.250	0	0	NR	NR	NR	0

## MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>&lt; 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	<u>Total Plotted</u>
EDR Historical Cleaners		0.250	0	0	NR	NR	NR	0

**NOTES:**

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

A1 96226  
SSW 390 LYTTON AVE  
< 1/8 PALO ALTO, CA 94301  
0.025 mi.  
133 ft. Site 1 of 2 in cluster A

HIST UST U001595832  
N/A

Relative:  
Equal

Actual:  
57 ft.

HIST UST:

Region: STATE  
Facility ID: 00000062861  
Facility Type: Gas Station  
Other Type: Not reported  
Total Tanks: 0004  
Contact Name: PENNEL, LEE W  
Telephone: 4153273888  
Owner Name: CHEVRON U.S.A. INC.  
Owner Address: 575 MARKET  
Owner City, St, Zip: SAN FRANCISCO, CA 94105

Tank Num: 001  
Container Num: 1  
Year Installed: Not reported  
Tank Capacity: 00010000  
Tank Used for: PRODUCT  
Type of Fuel: Not reported  
Tank Construction: 0000370 unknown  
Leak Detection: Stock Inventor

Tank Num: 002  
Container Num: 2  
Year Installed: Not reported  
Tank Capacity: 00010000  
Tank Used for: PRODUCT  
Type of Fuel: Not reported  
Tank Construction: 0000370 unknown  
Leak Detection: Stock Inventor

Tank Num: 003  
Container Num: 3  
Year Installed: Not reported  
Tank Capacity: 00010000  
Tank Used for: PRODUCT  
Type of Fuel: Not reported  
Tank Construction: 0000370 unknown  
Leak Detection: Stock Inventor

Tank Num: 004  
Container Num: 4  
Year Installed: Not reported  
Tank Capacity: 00001000  
Tank Used for: WASTE  
Type of Fuel: Not reported  
Tank Construction: 0000370 unknown  
Leak Detection: Stock Inventor

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

**A2**      **CUSA-**  
**SSW**      **390 LYTTON AVE**  
**< 1/8**      **PALO ALTO, CA 94301**  
**0.025 mi.**  
**133 ft.**      **Site 2 of 2 in cluster A**

**CA FID UST**      **S101594434**  
**SWEEPS UST**      **N/A**

**Relative:**  
**Equal**

**Actual:**  
**57 ft.**

**CA FID UST:**  
Facility ID: 43000916  
Regulated By: UTNKA  
Regulated ID: 00062861  
Cortese Code: Not reported  
SIC Code: Not reported  
Facility Phone: 4153231478  
Mail To: Not reported  
Mailing Address: 543 BYRON ST  
Mailing Address 2: Not reported  
Mailing City,St,Zip: PALO ALTO 94301  
Contact: Not reported  
Contact Phone: Not reported  
DUNs Number: Not reported  
NPDES Number: Not reported  
EPA ID: Not reported  
Comments: Not reported  
Status: Active

**SWEEPS UST:**

Status: A  
Comp Number: 62861  
Number: 2  
Board Of Equalization: 44-026136  
Ref Date: 07-02-92  
Act Date: 07-02-92  
Created Date: 02-29-88  
Tank Status: Not reported  
Owner Tank Id: Not reported  
Swrcb Tank Id: Not reported  
Actv Date: Not reported  
Capacity: Not reported  
Tank Use: Not reported  
Stg: Not reported  
Content: Not reported  
Number Of Tanks: Not reported

Status: Not reported  
Comp Number: 62861  
Number: Not reported  
Board Of Equalization: 44-026136  
Ref Date: Not reported  
Act Date: Not reported  
Created Date: Not reported  
Tank Status: Not reported  
Owner Tank Id: Not reported  
Swrcb Tank Id: 43-006-062861-000001  
Actv Date: Not reported  
Capacity: 10000  
Tank Use: M.V. FUEL  
Stg: PRODUCT  
Content: PRM UNLEADED  
Number Of Tanks: 4

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

CUSA- (Continued)

S101594434

Status: Not reported  
Comp Number: 62861  
Number: Not reported  
Board Of Equalization: 44-026136  
Ref Date: Not reported  
Act Date: Not reported  
Created Date: Not reported  
Tank Status: Not reported  
Owner Tank Id: Not reported  
Swrcb Tank Id: 43-006-062861-000002  
Actv Date: Not reported  
Capacity: 10000  
Tank Use: M.V. FUEL  
Stg: PRODUCT  
Content: REG UNLEADED  
Number Of Tanks: Not reported

Status: Not reported  
Comp Number: 62861  
Number: Not reported  
Board Of Equalization: 44-026136  
Ref Date: Not reported  
Act Date: Not reported  
Created Date: Not reported  
Tank Status: Not reported  
Owner Tank Id: Not reported  
Swrcb Tank Id: 43-006-062861-000003  
Actv Date: Not reported  
Capacity: 10000  
Tank Use: M.V. FUEL  
Stg: PRODUCT  
Content: LEADED  
Number Of Tanks: Not reported

Status: Not reported  
Comp Number: 62861  
Number: Not reported  
Board Of Equalization: 44-026136  
Ref Date: Not reported  
Act Date: Not reported  
Created Date: Not reported  
Tank Status: Not reported  
Owner Tank Id: Not reported  
Swrcb Tank Id: 43-006-062861-000004  
Actv Date: Not reported  
Capacity: 1000  
Tank Use: OIL  
Stg: WASTE  
Content: WASTE OIL  
Number Of Tanks: Not reported

MAP FINDINGS

Map ID  
 Direction  
 Distance  
 Elevation

Site

Database(s)      EDR ID Number  
 EPA ID Number

3  
 NE  
 < 1/8  
 0.096 mi.  
 507 ft.

**PACIFIC BELL**  
**420 COWPER AVENUE**  
**PALO ALTO, CA 94301**

RCRA-NonGen      1000250577  
 FINDS            CAD042342964

Relative:  
 Lower

RCRA-NonGen:

Date form received by agency: 09/09/1997  
 Facility name: PACIFIC BELL  
 Facility address: 420 COWPER AVENUE  
                          PALO ALTO, CA 94301  
 EPA ID: CAD042342964  
 Mailing address: 2 NORTH SECOND ST ROOM 1125  
                          SAN JOSE, CA 95113  
 Contact: ENVIRONMENTAL MANAGER  
 Contact address: 420 COWPER AVENUE  
                          PALO ALTO, CA 94025  
 Contact country: US  
 Contact telephone: (408) 491-6029  
 Contact email: Not reported  
 EPA Region: 09  
 Classification: Non-Generator  
 Description: Handler: Non-Generators do not presently generate hazardous waste

Actual:  
 53 ft.

Owner/Operator Summary:

Owner/operator name: THE PACIFIC TELEPHONE AND TELEGRAPH CO  
 Owner/operator address: NOT REQUIRED  
                                  NOT REQUIRED, ME 99999  
 Owner/operator country: Not reported  
 Owner/operator telephone: (415) 555-1212  
 Legal status: Private  
 Owner/Operator Type: Owner  
 Owner/Op start date: Not reported  
 Owner/Op end date: Not reported

Owner/operator name: THE PACIFIC TELEPHONE AND TELEGRAPH CO  
 Owner/operator address: NOT REQUIRED  
                                  PALO ALTO, CA 94025  
 Owner/operator country: Not reported  
 Owner/operator telephone: (408) 491-6029  
 Legal status: Private  
 Owner/Operator Type: Owner  
 Owner/Op start date: Not reported  
 Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
 Mixed waste (haz. and radioactive): No  
 Recycler of hazardous waste: No  
 Transporter of hazardous waste: No  
 Treater, storer or disposer of HW: No  
 Underground injection activity: No  
 On-site burner exemption: No  
 Furnace exemption: No  
 Used oil fuel burner: No  
 Used oil processor: No  
 User oil refiner: No  
 Used oil fuel marketer to burner: No

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

EDR ID Number  
 EPA ID Number

---

**PACIFIC BELL (Continued)**

**1000250577**

Used oil Specification marketer: No  
 Used oil transfer facility: No  
 Used oil transporter: No

**Historical Generators:**

Date form received by agency: 09/01/1996  
 Facility name: PACIFIC BELL  
 Classification: Small Quantity Generator

Date form received by agency: 01/19/1981  
 Facility name: PACIFIC BELL  
 Classification: Large Quantity Generator

Violation Status: No violations found

**FINDS:**

Registry ID: 110006467162

**Environmental Interest/Information System**

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

**B4**  
**ESE**  
 < 1/8  
 0.102 mi.  
 537 ft.

**VARSITY THEATRE**  
**456 UNIVERSITY**  
**PALO ALTO, CA**

**HIST CORTESE** **S102440857**  
**LUST** **N/A**  
**HIST LUST**  
**HAZNET**

Site 1 of 2 in cluster B

**Relative:**  
**Lower**

**CORTESE:**  
 Region: CORTESE  
 Facility County Code: 43

**Actual:**  
 52 ft.

Reg By: LTNKA  
 Reg Id: 43-2143

**LUST:**

Region: STATE  
 Global Id: T0608501967  
 Latitude: 37.4476538  
 Longitude: -122.1598662  
 Case Type: LUST Cleanup Site  
 Status: Completed - Case Closed  
 Status Date: 07/09/1998  
 Lead Agency: SANTA CLARA COUNTY LOP  
 Case Worker: UST  
 Local Agency: SANTA CLARA COUNTY LOP  
 RB Case Number: Not reported  
 LOC Case Number: Not reported  
 File Location: Stored electronically as an E-file  
 Potential Media Affect: Soil  
 Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating  
 Site History: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

**VARSITY THEATRE (Continued)**

**S102440857**

Click here to access the California GeoTracker records for this facility:

**LUST:**

Global Id: T0608501967  
Contact Type: Regional Board Caseworker  
Contact Name: ZSC  
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)  
Address: 1515 CLAY STREET, SUITE 1400  
City: OAKLAND  
Email: Not reported  
Phone Number: Not reported

Global Id: T0608501967  
Contact Type: Local Agency Caseworker  
Contact Name: UST CASE WORKER  
Organization Name: SANTA CLARA COUNTY LOP  
Address: 1555 Berger Drive, Suite 300  
City: SAN JOSE  
Email: Not reported  
Phone Number: 4082996930

**LUST:**

Global Id: T0608501967  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Reported

**LUST REG 2:**

Region: 2  
Facility Id: Not reported  
Facility Status: Case Closed  
Case Number: 05S3W35Q02f  
How Discovered: Not reported  
Leak Cause: Not reported  
Leak Source: Not reported  
Date Leak Confirmed: Not reported  
Oversight Program: LUST  
Prelim. Site Assessment Wokplan Submitted: Not reported  
Preliminary Site Assessment Began: Not reported  
Pollution Characterization Began: Not reported  
Pollution Remediation Plan Submitted: Not reported  
Date Remediation Action Underway: Not reported  
Date Post Remedial Action Monitoring Began: Not reported

**LUST SANTA CLARA:**

Region: SANTA CLARA  
SCVWD ID: 05S3W35Q02f  
Closed Date: 7/9/1998

**HIST LUST SANTA CLARA:**

Region: SANTA CLARA  
Region Code: 2  
SCVWD ID: 05S3W35Q02  
Oversite Agency: SCVWD

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

EDR ID Number  
EPA ID Number

Site

Database(s)

**VARSITY THEATRE (Continued)**

S102440857

Date Listed: 1998-07-09 00:00:00  
Closed Date: 1998-07-09 00:00:00

**HAZNET:**

Year: 1995  
Gepaid: CAC001132288  
Contact: PALO ALTO THEATRE CORP  
Telephone: 0000000000  
Mailing Name: Not reported  
Mailing Address: 700 EMERSON ST  
Mailing City,St,Zip: PALO ALTO, CA 943010000  
Gen County: Santa Clara  
TSD EPA ID: CAD009466392  
TSD County: 7  
Waste Category: Other empty containers 30 gallons or more  
Disposal Method: R01  
Tons: .7500  
Facility County: Santa Clara

Year: 1995  
Gepaid: CAC001132288  
Contact: PALO ALTO THEATRE CORP  
Telephone: 0000000000  
Mailing Name: Not reported  
Mailing Address: 700 EMERSON ST  
Mailing City,St,Zip: PALO ALTO, CA 943010000  
Gen County: Santa Clara  
TSD EPA ID: CAD009452657  
TSD County: San Mateo  
Waste Category: Other organic solids  
Disposal Method: D80  
Tons: .1250  
Facility County: Santa Clara

B5  
ESE  
< 1/8  
0.104 mi.  
547 ft.

**MARTHA PAULINE SWAIN TRUSTEE**  
451 UNIVERSITY AVE  
PALO ALTO, CA 94301

RCRA-SQG 1004676820  
FINDS CAR000089946  
HAZNET

Site 2 of 2 in cluster B

Relative:  
Lower

Actual:  
52 ft.

RCRA-SQG:  
Date form received by agency: 01/11/2001  
Facility name: MARTHA PAULINE SWAIN TRUSTEE  
Facility address: 451 UNIVERSITY AVE  
PALO ALTO, CA 94301  
EPA ID: CAR000089946  
Mailing address: 172 UNIVERSITY AVE  
C / O PREMIER PROPERTIES  
PALO ALTO, CA 94301  
Contact: BEVERLY FIELDS  
Contact address: 172 UNIVERSITY AVE C / O PREMIER PROPERTIES  
PALO ALTO, CA 94301  
Contact country: US  
Contact telephone: (650) 329-7989  
Contact email: Not reported  
EPA Region: 09  
Classification: Small Small Quantity Generator

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MARTHA PAULINE SWAIN TRUSTEE (Continued)**

**1004676820**

Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: MARTHA PAULINE SWAIN TRUSTEE  
Owner/operator address: 172 UNIVERSITY AVE  
PALO ALTO, CA 94301  
Owner/operator country: Not reported  
Owner/operator telephone: (650) 329-7977  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Historical Generators:

Date form received by agency: 01/11/2001  
Facility name: MARTHA PAULINE SWAIN TRUSTEE  
Classification: Small Quantity Generator

Hazardous Waste Summary:

Waste code: D000  
Waste name: Not Defined

Waste code: D008  
Waste name: LEAD

Violation Status: No violations found

FINDS:

Registry ID: 110012226661

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport,

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MARTHA PAULINE SWAIN TRUSTEE (Continued)**

1004676820

and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

**HAZNET:**

Year: 2001  
Gepaid: CAR000089946  
Contact: --  
Telephone: 6503297989  
Mailing Name: Not reported  
Mailing Address: 451 UNIVERSITY AVE  
Mailing City,St,Zip: PALO ALTO, CA 943010000  
Gen County: Santa Clara  
TSD EPA ID: Not reported  
TSD County: Los Angeles  
Waste Category: Other inorganic solid waste  
Disposal Method: H01  
Tons: 0.12  
Facility County: Not reported

C6  
East  
< 1/8  
0.119 mi.  
628 ft.

**PHOTO EXPRESS**  
479 UNIVERSITY AVE  
PALO ALTO, CA 94301

RCRA-SQG 1000685875  
FINDS CAD983625591

Site 1 of 2 in cluster C

Relative:  
Lower

Actual:  
52 ft.

**RCRA-SQG:**

Date form received by agency: 03/23/1992  
Facility name: PHOTO EXPRESS  
Facility address: 479 UNIVERSITY AVE  
PALO ALTO, CA 94301  
EPA ID: CAD983625591  
Contact: SAM MISTRY  
Contact address: 479 UNIVERSITY AVE  
PALO ALTO, CA 94301  
Contact country: US  
Contact telephone: (415) 327-0555  
Contact email: Not reported  
EPA Region: 09  
Classification: Small Small Quantity Generator  
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

**Owner/Operator Summary:**

Owner/operator name: UNIVERSITY PHOTO INC  
Owner/operator address: 479 UNIVERSITY AVE  
PALO ALTO, CA 94301  
Owner/operator country: Not reported  
Owner/operator telephone: (415) 327-0555  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)      EDR ID Number  
 EPA ID Number

**PHOTO EXPRESS (Continued)**

**1000685875**

**Handler Activities Summary:**

U.S. importer of hazardous waste: No  
 Mixed waste (haz. and radioactive): No  
 Recycler of hazardous waste: No  
 Transporter of hazardous waste: No  
 Treater, storer or disposer of HW: No  
 Underground Injection activity: No  
 On-site burner exemption: No  
 Furnace exemption: No  
 Used oil fuel burner: No  
 Used oil processor: No  
 User oil refiner: No  
 Used oil fuel marketer to burner: No  
 Used oil Specification marketer: No  
 Used oil transfer facility: No  
 Used oil transporter: No

Violation Status:                      No violations found

**FINDS:**

Registry ID:                      110002872384

**Environmental Interest/Information System**

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

**C7**  
 East  
 1/8-1/4  
 0.135 mi.  
 712 ft.

**PRESIDENT'S HOTEL**  
 498 UNIVERSITY  
 PALO ALTO, CA 94301  
 Site 2 of 2 in cluster C

**HIST CORTESE**      S103891012  
 LUST                      N/A  
 HIST LUST

**Relative:**  
 Lower  
  
**Actual:**  
 51 ft.

**CORTESE:**  
 Region:                      CORTESE  
 Facility County Code:      43  
 Reg By:                      LTNKA  
 Reg Id:                      43-2332

**LUST:**

Region:                      STATE  
 Global Id:                    T0608502144  
 Latitude:                    37.4483075  
 Longitude:                  -122.1592184  
 Case Type:                  LUST Cleanup Site  
 Status:                      Completed - Case Closed  
 Status Date:                04/30/1999  
 Lead Agency:                SANTA CLARA COUNTY LOP  
 Case Worker:                UST  
 Local Agency:                SANTA CLARA COUNTY LOP  
 RB Case Number:            Not reported  
 LOC Case Number:           Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PRESIDENT'S HOTEL (Continued)**

**S103891012**

File Location: Stored electronically as an E-file  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Heating Oil / Fuel Oil  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

LUST:

Global Id: T0608502144  
Contact Type: Regional Board Caseworker  
Contact Name: ZSC  
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)  
Address: 1515 CLAY STREET, SUITE 1400  
City: OAKLAND  
Email: Not reported  
Phone Number: Not reported

Global Id: T0608502144  
Contact Type: Local Agency Caseworker  
Contact Name: UST CASE WORKER  
Organization Name: SANTA CLARA COUNTY LOP  
Address: 1555 Berger Drive, Suite 300  
City: SAN JOSE  
Email: Not reported  
Phone Number: 4082996930

LUST:

Global Id: T0608502144  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Reported

LUST REG 2:

Region: 2  
Facility Id: Not reported  
Facility Status: Case Closed  
Case Number: 05S3W35Q03f  
How Discovered: Not reported  
Leak Cause: Not reported  
Leak Source: Not reported  
Date Leak Confirmed: Not reported  
Oversight Program: LUST  
Prelim. Site Assessment Workplan Submitted: Not reported  
Preliminary Site Assessment Began: 4/26/1998  
Pollution Characterization Began: Not reported  
Pollution Remediation Plan Submitted: Not reported  
Date Remediation Action Underway: Not reported  
Date Post Remedial Action Monitoring Began: Not reported

LUST SANTA CLARA:

Region: SANTA CLARA  
SCVWD ID: 05S3W35Q03f  
Closed Date: 4/30/1999

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)  
EDR ID Number  
EPA ID Number

PRESIDENT'S HOTEL (Continued)

S103891012

HIST LUST SANTA CLARA:

Region: SANTA CLARA  
Region Code: 2  
SCVWD ID: 05S3W35Q03  
Oversite Agency: SCVWD  
Date Listed: 1999-04-30 00:00:00  
Closed Date: 1999-04-30 00:00:00

D8  
South  
1/8-1/4  
0.150 mi.  
791 ft.

WALGREENS 781  
300 UNIVERSITY AVE  
PALO ALTO, CA 94301

RCRA-SQG 1001227067  
FINDS CAR000043109  
HAZNET

Site 1 of 5 in cluster D

Relative:  
Lower

RCRA-SQG:

Date form received by agency: 07/17/1998  
Facility name: WALGREENS 781  
Facility address: 300 UNIVERSITY AVE  
PALO ALTO, CA 94301  
EPA ID: CAR000043109  
Contact: RUSS ROELLER  
Contact address: 4020 STIRRUP CREEK DR NO 211  
DURHAM, NC 27703

Actual:  
56 ft.

Contact country: US  
Contact telephone: (919) 484-3631  
Contact email: Not reported  
EPA Region: 09  
Classification: Small Small Quantity Generator  
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: WALGREEN CO  
Owner/operator address: 200 WILMONT RD NO 2214  
DEERFIELD, IL 60015  
Owner/operator country: Not reported  
Owner/operator telephone: (847) 914-3193  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**WALGREENS 781 (Continued)**

1001227067

User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

**Hazardous Waste Summary:**

Waste code: D000  
Waste name: Not Defined

Waste code: D011  
Waste name: SILVER

Violation Status: No violations found

**FINDS:**

Registry ID: 110002924104

**Environmental Interest/Information System**

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

**HAZNET:**

Year: 2010  
Gepaid: CAR000043109  
Contact: MARJI NELSON  
Telephone: 8479143249  
Mailing Name: Not reported  
Mailing Address: 200 WILMOT RD MS 224  
Mailing City,St,Zip: DEERFIELD, IL 600150000  
Gen County: Not reported  
TSD EPA ID: OHD083377010  
TSD County: Not reported  
Waste Category: Unspecified solvent mixture  
Disposal Method: Not reported  
Tons: Not reported  
Facility County: Santa Clara

Year: 2010  
Gepaid: CAR000043109  
Contact: MARJI NELSON  
Telephone: 8479143249  
Mailing Name: Not reported  
Mailing Address: 200 WILMOT RD MS 224  
Mailing City,St,Zip: DEERFIELD, IL 600150000  
Gen County: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**WALGREENS 781 (Continued)**

1001227067

TSD EPA ID: OHD083377010  
TSD County: Not reported  
Waste Category: Unspecified solvent mixture  
Disposal Method: ENERGY RECOVERY AT THIS SITE--USE AS FUEL(INCLUDES ON-SITE FUEL BLENDING)  
Tons: 0.003  
Facility County: Santa Clara

Year: 2010  
Gepaid: CAR000043109  
Contact: MARJI NELSON  
Telephone: 8479143249  
Mailing Name: Not reported  
Mailing Address: 200 WILMOT RD MS 224  
Mailing City,St,Zip: DEERFIELD, IL 600150000  
Gen County: Not reported  
TSD EPA ID: OHD083377010  
TSD County: Not reported  
Waste Category: Unspecified solvent mixture  
Disposal Method: FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE  
Tons: 0.0055  
Facility County: Santa Clara

Year: 2010  
Gepaid: CAR000043109  
Contact: MARJI NELSON  
Telephone: 8479143249  
Mailing Name: Not reported  
Mailing Address: 200 WILMOT RD MS 224  
Mailing City,St,Zip: DEERFIELD, IL 600150000  
Gen County: Not reported  
TSD EPA ID: OHD083377010  
TSD County: Not reported  
Waste Category: Aqueous solution (2 < pH < 12.5) containing reactive anions ...  
Disposal Method: CHEMICAL REDUCTION WITH OR WITHOUT PRECIPITATION  
Tons: 0.0055  
Facility County: Santa Clara

Year: 2010  
Gepaid: CAR000043109  
Contact: MARJI NELSON  
Telephone: 8479143249  
Mailing Name: Not reported  
Mailing Address: 200 WILMOT RD MS 224  
Mailing City,St,Zip: DEERFIELD, IL 600150000  
Gen County: Not reported  
TSD EPA ID: SCR000770073  
TSD County: Not reported  
Waste Category: Pharmaceutical waste  
Disposal Method: Not reported  
Tons: 0.06  
Facility County: Santa Clara

[Click this hyperlink](#) while viewing on your computer to access  
26 additional CA\_HAZNET: record(s) in the EDR Site Report.

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

**D9**            **PREMIER PROPERTIES MANAGEMENT**  
**South**        **300 UNIVERSITY AVE**  
**1/8-1/4**        **PALO ALTO, CA 94301**  
**0.150 mi.**  
**791 ft.**        **Site 2 of 5 in cluster D**

**RCRA-CESQG**    **1012175504**  
**CAC002620796**

**Relative:**  
**Lower**

**Actual:**  
**56 ft.**

**RCRA-CESQG:**  
Date form received by agency: 06/17/2008  
Facility name:            PREMIER PROPERTIES MANAGEMENT  
Facility address:        300 UNIVERSITY AVE  
                                 PALO ALTO, CA 94301  
EPA ID:                    CAC002620796  
Mailing address:        172 UNIVERSITY AVE  
                                 PALO ALTO, CA 94301  
Contact:                  ERIC C SORENSEN  
Contact address:        Not reported  
                                 Not reported  
Contact country:        Not reported  
Contact telephone:     (650) 329-7986  
Contact email:          ERIC@PRPROP.COM  
EPA Region:              09  
Classification:          Conditionally Exempt Small Quantity Generator  
Description:              Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

**Owner/Operator Summary:**  
Owner/operator name:    MILPITAS & DIXON  
Owner/operator address: 24480 AMIGOS COURT  
                                 LOS ALTOS HILLS, CA 94024  
Owner/operator country: US  
Owner/operator telephone: Not reported  
Legal status:              Private  
Owner/Operator Type:    Owner  
Owner/Op start date:     04/30/2004  
Owner/Op end date:       Not reported  
  
Owner/operator name:    ERIC SORENSEN  
Owner/operator address: Not reported  
                                 Not reported  
Owner/operator country: US  
Owner/operator telephone: Not reported  
Legal status:              Private  
Owner/Operator Type:    Operator  
Owner/Op start date:     03/01/2005  
Owner/Op end date:       Not reported

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**PREMIER PROPERTIES MANAGEMENT (Continued)**

1012175504

Handler Activities Summary:

U.S. importer of hazardous waste: No  
 Mixed waste (haz. and radioactive): No  
 Recycler of hazardous waste: No  
 Transporter of hazardous waste: No  
 Treater, storer or disposer of HW: No  
 Underground injection activity: No  
 On-site burner exemption: No  
 Furnace exemption: No  
 Used oil fuel burner: No  
 Used oil processor: No  
 User oil refiner: No  
 Used oil fuel marketer to burner: No  
 Used oil Specification marketer: No  
 Used oil transfer facility: No  
 Used oil transporter: No

Hazardous Waste Summary:

Waste code: D001  
 Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

10  
 ENE  
 1/8-1/4  
 0.151 mi.  
 796 ft.

**PALO ALTO OFFICE CENTER**  
**525 UNIVERSITY AVE**  
**PALO ALTO, CA 94301**

**RCRA-SQG 1000324044**  
**FINDS CAD981375850**

Relative:  
 Lower

RCRA-SQG:

Date form received by agency: 09/01/1996  
 Facility name: PALO ALTO OFFICE CENTER  
 Facility address: 525 UNIVERSITY AVE  
 PALO ALTO, CA 94301

Actual:  
 51 ft.

EPA ID: CAD981375850  
 Mailing address: UNIVERSITY AVE  
 PALO ALTO, CA 94301

Contact: Not reported  
 Contact address: Not reported  
 Not reported

Contact country: Not reported  
 Contact telephone: Not reported  
 Contact email: Not reported

EPA Region: 09

Classification: Small Small Quantity Generator  
 Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

**PALO ALTO OFFICE CENTER (Continued)**

**1000324044**

Owner/Operator Summary:

Owner/operator name: CM CAPITAL CORP  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002685719

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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<b>D11</b> South 1/8-1/4 0.167 mi. 881 ft.	<b>COMPAQ COMPUTER CORP ALTA VISTA</b> 529 BRYANT STREET PALO ALTO, CA 94301  Site 3 of 5 in cluster D	<b>RCRA-SQG</b> <b>FINDS</b>	<b>1000251152</b> <b>CAT080019847</b>
--	--	---------------------------------	--

<b>Relative:</b> Lower	RCRA-SQG: Date form received by agency: 08/26/1999 Facility name: COMPAQ COMPUTER CORP ALTA VISTA Facility address: 529 BRYANT STREET PALO ALTO, CA 94301  EPA ID: CAT080019847 Mailing address: 5425 STEVENS CREEK BLVD CAX 01 10 SANTA CLARA, CA 950517200  Contact: ROBERT TRUEDINGER Contact address: 5425 STEVENS CREEK BLVD CAX 01 10 SANTA CLARA, CA 950517200  Contact country: US Contact telephone: (408) 285-2130 Contact email: Not reported EPA Region: 09 Classification: Small Small Quantity Generator Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time
---------------------------	--

Owner/Operator Summary:	Owner/operator name: THE PACIFIC TELEPHONE AND TELEGRAPH CO Owner/operator address: NOT REQUIRED NOT REQUIRED, ME 99999  Owner/operator country: Not reported Owner/operator telephone: (415) 555-1212 Legal status: Private Owner/Operator Type: Owner Owner/Op start date: Not reported Owner/Op end date: Not reported  Owner/operator name: ALTA VISTA Owner/operator address: 529 BRYANT STREET PALO ALTO, CA 94301  Owner/operator country: Not reported Owner/operator telephone: (650) 617-3292 Legal status: Private Owner/Operator Type: Owner Owner/Op start date: Not reported Owner/Op end date: Not reported
-------------------------	--

Handler Activities Summary:	U.S. importer of hazardous waste: No Mixed waste (haz. and radioactive): No Recycler of hazardous waste: No Transporter of hazardous waste: No Treater, storer or disposer of HW: No Underground injection activity: No On-site burner exemption: No
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Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

COMPAQ COMPUTER CORP ALTA VISTA (Continued)

1000251152

Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
Used oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Historical Generators:

Date form received by agency: 09/01/1996  
Facility name: COMPAQ COMPUTER CORP ALTA VISTA  
Classification: Small Quantity Generator

Date form received by agency: 01/19/1981  
Facility name: COMPAQ COMPUTER CORP ALTA VISTA  
Classification: Large Quantity Generator

Hazardous Waste Summary:

Waste code: D000  
Waste name: Not Defined

Waste code: D001  
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: U220  
Waste name: BENZENE, METHYL-

Violation Status: No violations found

FINDS:

Registry ID: 110002948749

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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<b>D12</b> South 1/8-1/4 0.167 mi. 881 ft.	<b>OFFICE BUILDING</b> 529 BRYANT PALO ALTO, CA 94301 Site 4 of 5 in cluster D	<b>HIST CORTESE</b> LUST HIST LUST	<b>S102434611</b> N/A
--	---	--	--------------------------

<b>Relative:</b> Lower	CORTESE: Region: CORTESE Facility County Code: 43	
<b>Actual:</b> 56 ft.	Reg By: LTNKA Reg Id: 43-2012	

**LUST:**

Region:	STATE
Global Id:	T0608501854
Latitude:	37.445603
Longitude:	-122.160225
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	03/15/1996
Lead Agency:	SANTA CLARA COUNTY LOP
Case Worker:	UST
Local Agency:	SANTA CLARA COUNTY LOP
RB Case Number:	Not reported
LOC Case Number:	Not reported
File Location:	Stored electronically as an E-file
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Diesel
Site History:	Not reported

[Click here to access the California GeoTracker records for this facility:](#)

**LUST:**

Global Id:	T0608501854
Contact Type:	Regional Board Caseworker
Contact Name:	ZSC
Organization Name:	SAN FRANCISCO BAY RWQCB (REGION 2)
Address:	1515 CLAY STREET, SUITE 1400
City:	OAKLAND
Email:	Not reported
Phone Number:	Not reported

Global Id:	T0608501854
Contact Type:	Local Agency Caseworker
Contact Name:	UST CASE WORKER
Organization Name:	SANTA CLARA COUNTY LOP
Address:	1555 Berger Drive, Suite 300
City:	SAN JOSE
Email:	Not reported
Phone Number:	4082996930

**LUST:**

Global Id:	T0608501854
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

OFFICE BUILDING (Continued)

S102434611

LUST REG 2:

Region: 2  
Facility Id: Not reported  
Facility Status: Case Closed  
Case Number: 06S3W02C04f  
How Discovered: Not reported  
Leak Cause: Not reported  
Leak Source: Not reported  
Date Leak Confirmed: Not reported  
Oversight Program: LUST  
Prelim. Site Assessment Wokplan Submitted: Not reported  
Preliminary Site Assessment Began: Not reported  
Pollution Characterization Began: Not reported  
Pollution Remediation Plan Submitted: Not reported  
Date Remediation Action Underway: Not reported  
Date Post Remedial Action Monitoring Began: Not reported

LUST SANTA CLARA:

Region: SANTA CLARA  
SCVWD ID: 06S3W02C04f  
Closed Date: 3/15/1996

HIST LUST SANTA CLARA:

Region: SANTA CLARA  
Region Code: 2  
SCVWD ID: 06S3W02C04  
Oversite Agency: SCVWD  
Date Listed: 1994-08-29 00:00:00  
Closed Date: 1996-03-15 00:00:00

D13  
South  
1/8-1/4  
0.167 mi.  
881 ft.

SWITCH AND DATA  
529 BRYANT ST  
PALO ALTO, CA 94301

Site 5 of 5 in cluster D

AST S100337394  
N/A

Relative:  
Lower

AST:  
Owner: SWITCH AND DATA  
Total Gallons: 2,150  
Certified Unified Program Agencies: Santa Clara County

Actual:  
56 ft.

14  
ESE  
1/8-1/4  
0.185 mi.  
979 ft.

GATE CLEANERS  
439 HAMILTON AVE  
PALO ALTO, CA 94301

DRYCLEANERS S109519673  
N/A

Relative:  
Lower

DRYCLEANERS:  
EPA Id: CAL000339058  
NAICS Code: 81232  
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)  
SIC Code: 7211  
SIC Description: Power Laundries, Family and Commercial  
Create Date: 12/18/2008 9:36:00 AM  
Facility Active: Yes

Actual:  
51 ft.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

GATE CLEANERS (Continued)

S109519673

Inactive Date: Not reported  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: 439 HAMILTON AVE  
Mailing Address 2: Not reported  
Mailing State: CA  
Mailing Zip: 943011810  
Owner Name: BABAK KAHROBAIE  
Owner Address: 439 HAMILTON AVE  
Owner Address 2: Not reported  
Owner Telephone: 4088391173  
Contact Name: BABAK KAHROBAIE  
Contact Address: 439 HAMILTON AVE  
Contact Address 2: Not reported  
Contact Telephone: 6503267896

E15  
South  
1/8-1/4  
0.194 mi.  
1024 ft.

PREMIER PROPERTIES  
250 UNIVERSITY  
PALO ALTO, CA 94301

HIST CORTESE S102435459  
LUST N/A  
HIST LUST

Site 1 of 2 in cluster E

Relative:  
Equal

CORTESE:  
Region: CORTESE  
Facility County Code: 43  
Reg By: LTNKA  
Reg Id: 43-1076

Actual:  
57 ft.

LUST:

Region: STATE  
Global Id: T0608501068  
Latitude: 37.44525  
Longitude: -122.16111  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 05/21/1993  
Lead Agency: SANTA CLARA COUNTY LOP  
Case Worker: UST  
Local Agency: SANTA CLARA COUNTY LOP  
RB Case Number: Not reported  
LOC Case Number: Not reported  
File Location: Stored electronically as an E-file  
Potential Media Affect: Other Groundwater (uses other than drinking water)  
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

LUST:

Global Id: T0608501068  
Contact Type: Regional Board Caseworker  
Contact Name: ZSC  
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)  
Address: 1515 CLAY STREET, SUITE 1400  
City: OAKLAND  
Email: Not reported  
Phone Number: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

PREMIER PROPERTIES (Continued)

S102435459

Global Id: T0608501068  
Contact Type: Local Agency Caseworker  
Contact Name: UST CASE WORKER  
Organization Name: SANTA CLARA COUNTY LOP  
Address: 1555 Berger Drive, Suite 300  
City: SAN JOSE  
Email: Not reported  
Phone Number: 4082996930

LUST:

Global Id: T0608501068  
Action Type: RESPONSE  
Date: 1989-09-28 00:00:00  
Action: Other Report / Document

Global Id: T0608501068  
Action Type: ENFORCEMENT  
Date: 1989-11-30 00:00:00  
Action: Notice of Responsibility - #40102

Global Id: T0608501068  
Action Type: REMEDIATION  
Date: 1950-01-01 00:00:00  
Action: Excavate and Dispose

Global Id: T0608501068  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Reported

Global Id: T0608501068  
Action Type: ENFORCEMENT  
Date: 1993-05-18 00:00:00  
Action: Closure/No Further Action Letter

LUST REG 2:

Region: 2  
Facility Id: Not reported  
Facility Status: Case Closed  
Case Number: 06S3W02C01f  
How Discovered: Not reported  
Leak Cause: Not reported  
Leak Source: Not reported  
Date Leak Confirmed: Not reported  
Oversight Program: LUST  
Prelim. Site Assessment Workplan Submitted: Not reported  
Preliminary Site Assessment Began: 6/23/1989  
Pollution Characterization Began: 6/23/1989  
Pollution Remediation Plan Submitted: Not reported  
Date Remediation Action Underway: Not reported  
Date Post Remedial Action Monitoring Began: Not reported

LUST SANTA CLARA:

Region: SANTA CLARA  
SCVWD ID: 06S3W02C01f

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PREMIER PROPERTIES (Continued)**

**S102435459**

Closed Date: 5/21/1993

HIST LUST SANTA CLARA:

Region: SANTA CLARA  
Region Code: 2  
SCVWD ID: 06S3W02C01  
Oversite Agency: SCVWD  
Date Listed: 1990-01-01 00:00:00  
Closed Date: 1993-05-21 00:00:00

E16  
South  
1/8-1/4  
0.194 mi.  
1024 ft.

**HEWLETT PACKARD UNIVERSITY AVE  
250 UNIVERSITY AVE  
PALO ALTO, CA 94301**

RCRA-NonGen 1005441343  
FINDS CAR000118117  
HAZNET

Site 2 of 2 in cluster E

Relative:  
Equal

RCRA-NonGen:

Date form received by agency: 05/29/2002

Actual:  
57 ft.

Facility name: HEWLETT PACKARD UNIVERSITY AVE  
Facility address: 250 UNIVERSITY AVE  
PALO ALTO, CA 94301  
EPA ID: CAR000118117  
Mailing address: 1501 PAGE MILL ROAD M S 1129  
PALO ALTO, CA 94304  
Contact: SCOTT G JOHNSON  
Contact address: 1501 PAGE MILL ROAD M S 1129  
PALO ALTO, CA 94304  
Contact country: US  
Contact telephone: 650-857-5493  
Contact email: Not reported  
EPA Region: 09  
Classification: Non-Generator  
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: HEWLETT PACKARD CO  
Owner/operator address: 3000 HANOVER ST  
PALO ALTO, CA 94304  
Owner/operator country: Not reported  
Owner/operator telephone: (650) 857-1501  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: 01/01/0001  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground Injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

HEWLETT PACKARD UNIVERSITY AVE (Continued)

1005441343

User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Hazardous Waste Summary:

Waste code: D001  
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D002  
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Waste code: D003  
Waste name: A MATERIAL IS CONSIDERED TO BE A REACTIVE HAZARDOUS WASTE IF IT IS NORMALLY UNSTABLE, REACTS VIOLENTLY WITH WATER, GENERATES TOXIC GASES WHEN EXPOSED TO WATER OR CORROSIVE MATERIALS, OR IF IT IS CAPABLE OF DETONATION OR EXPLOSION WHEN EXPOSED TO HEAT OR A FLAME. ONE EXAMPLE OF SUCH WASTE WOULD BY WASTE GUNPOWDER.

Waste code: D022  
Waste name: CHLOROFORM

Waste code: F001  
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE, AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: F002  
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: F003

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

HEWLETT PACKARD UNIVERSITY AVE (Continued)

1005441343

Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: F005  
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: U002  
Waste name: ACETONE (I)

Waste code: U003  
Waste name: ACETONITRILE (I,T)

Waste code: U019  
Waste name: BENZENE (I,T)

Waste code: U044  
Waste name: CHLOROFORM

Waste code: U134  
Waste name: HYDROFLUORIC ACID (C,T)

Waste code: U154  
Waste name: METHANOL (I)

Waste code: U159  
Waste name: 2-BUTANONE (I,T)

Violation Status: No violations found

FINDS:

Registry ID: 110012538209

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

HEWLETT PACKARD UNIVERSITY AVE (Continued)

1005441343

corrective action activities required under RCRA.

HAZNET:

Year: 2002  
Gepaid: CAR000118117  
Contact: Robert Parkhurst  
Telephone: 6508572334  
Mailing Name: Not reported  
Mailing Address: 1501 Page Mill Road M S 1129  
Mailing City,St,Zip: Palo Alto, CA 94304  
Gen County: Santa Clara  
TSD EPA ID: Not reported  
TSD County: Contra Costa  
Waste Category: Unspecified organic liquid mixture  
Disposal Method: H01  
Tons: 0.02  
Facility County: Not reported

Year: 2002  
Gepaid: CAR000118117  
Contact: Robert Parkhurst  
Telephone: 6508572334  
Mailing Name: Not reported  
Mailing Address: 1501 Page Mill Road M S 1129  
Mailing City,St,Zip: Palo Alto, CA 94304  
Gen County: Santa Clara  
TSD EPA ID: Not reported  
TSD County: Contra Costa  
Waste Category: Other organic solids  
Disposal Method: H01  
Tons: 0.12  
Facility County: Not reported

Year: 2002  
Gepaid: CAR000118117  
Contact: Robert Parkhurst  
Telephone: 6508572334  
Mailing Name: Not reported  
Mailing Address: 1501 Page Mill Road M S 1129  
Mailing City,St,Zip: Palo Alto, CA 94304  
Gen County: Santa Clara  
TSD EPA ID: Not reported  
TSD County: Contra Costa  
Waste Category: Not reported  
Disposal Method: H01  
Tons: 0.02  
Facility County: Not reported

Year: 2002  
Gepaid: CAR000118117  
Contact: Robert Parkhurst  
Telephone: 6508572334  
Mailing Name: Not reported  
Mailing Address: 1501 Page Mill Road M S 1129  
Mailing City,St,Zip: Palo Alto, CA 94304  
Gen County: Santa Clara

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

HEWLETT PACKARD UNIVERSITY AVE (Continued)

1005441343

TSD EPA ID: Not reported  
TSD County: Contra Costa  
Waste Category: Off-specification, aged or surplus inorganics  
Disposal Method: Not reported  
Tons: 0.00  
Facility County: Not reported

Year: 2002  
Gepaid: CAR000118117  
Contact: Robert Parkhurst  
Telephone: 6508572334  
Mailing Name: Not reported  
Mailing Address: 1501 Page Mill Road M S 1129  
Mailing City,St,Zip: Palo Alto, CA 94304  
Gen County: Santa Clara  
TSD EPA ID: Not reported  
TSD County: Contra Costa  
Waste Category: Off-specification, aged or surplus Inorganics  
Disposal Method: H01  
Tons: 0.03  
Facility County: Not reported

[Click this hyperlink](#) while viewing on your computer to access  
7 additional CA\_HAZNET: record(s) in the EDR Site Report.

F17  
SSE  
1/8-1/4  
0.203 mi.  
1070 ft.

PACIFIC BELL  
345 HAMILTON AVENUE  
PALO ALTO, CA 94301

Site 1 of 3 in cluster F

Relative:  
Lower

Actual:  
56 ft.

RCRA-SQG 1000251153  
FINDS CAT080019854  
HIST CORTESE  
LUST  
CA FID UST  
HIST LUST  
UST  
HIST UST  
SWEEPS UST  
HAZNET  
EMI

RCRA-SQG:

Date form received by agency: 09/01/1996  
Facility name: PACIFIC BELL  
Facility address: 345 HAMILTON AVENUE  
PALO ALTO, CA 94301  
EPA ID: CAT080019854  
Mailing address: 2 NORTH SECOND ST ROOM 1125  
SAN JOSE, CA 95113  
Contact: Not reported  
Contact address: Not reported  
Not reported  
Contact country: Not reported  
Contact telephone: Not reported  
Contact email: Not reported  
EPA Region: 09  
Classification: Small Small Quantity Generator  
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PACIFIC BELL (Continued)**

**1000251153**

Owner/Operator Summary:

Owner/operator name: THE PACIFIC TELEPHONE AND TELEGRAPH CO  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
Used oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Historical Generators:

Date form received by agency: 04/09/1990  
Facility name: PACIFIC BELL  
Site name: PACIFIC TELEPHONE AND TELEGRAPH CO  
Classification: Large Quantity Generator

Date form received by agency: 01/19/1981  
Facility name: PACIFIC BELL  
Classification: Large Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110002948758

Environmental Interest/Information System  
The NEI (National Emissions Inventory) database contains information

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PACIFIC BELL (Continued)**

**1000251153**

on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

**CORTESE:**

Region: CORTESE  
Facility County Code: 43  
Reg By: LTNKA  
Reg Id: 43-1879

**LUST REG 2:**

Region: 2  
Facility Id: Not reported  
Facility Status: Case Closed  
Case Number: 06S3W02C03f  
How Discovered: Not reported  
Leak Cause: Not reported  
Leak Source: Not reported  
Date Leak Confirmed: Not reported  
Oversight Program: LUST  
Prelim. Site Assessment Workplan Submitted: Not reported  
Preliminary Site Assessment Began: Not reported  
Pollution Characterization Began: Not reported  
Pollution Remediation Plan Submitted: Not reported  
Date Remediation Action Underway: Not reported  
Date Post Remedial Action Monitoring Began: Not reported

**LUST SANTA CLARA:**

Region: SANTA CLARA  
SCVWD ID: 06S3W02C03f  
Closed Date: 12/29/1995

**CA FID UST:**

Facility ID: 39004234  
Regulated By: UTNKA  
Regulated ID: Not reported  
Cortese Code: Not reported  
SIC Code: Not reported  
Facility Phone: 2099434016  
Mail To: Not reported  
Mailing Address: 1445 VAN NESS  
Mailing Address 2: Not reported  
Mailing City,St,Zip: STOCKTON 95202

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

PACIFIC BELL (Continued)

1000251153

Contact: Not reported  
Contact Phone: Not reported  
DUNs Number: Not reported  
NPDES Number: Not reported  
EPA ID: Not reported  
Comments: Not reported  
Status: Active

Facility ID: 43002978  
Regulated By: UTNKA  
Regulated ID: 00036908  
Cortese Code: Not reported  
SIC Code: Not reported  
Facility Phone: 4155426758  
Mail To: Not reported  
Mailing Address: 370 003RD ST  
Mailing Address 2: Not reported  
Mailing City,St,Zip: PALO ALTO 94301  
Contact: Not reported  
Contact Phone: Not reported  
DUNs Number: Not reported  
NPDES Number: Not reported  
EPA ID: Not reported  
Comments: Not reported  
Status: Active

HIST LUST SANTA CLARA:

Region: SANTA CLARA  
Region Code: 2  
SCVWD ID: 06S3W02C03  
Oversite Agency: SCVWD  
Date Listed: 1994-01-10 00:00:00  
Closed Date: 1995-12-29 00:00:00

UST:

Facility ID: 168  
Latitude: 37.44622433  
Longitude: -122.160532

HIST UST:

Region: STATE  
Facility ID: 00000036908  
Facility Type: Other  
Other Type: SIC 4800  
Total Tanks: 0001  
Contact Name: E.J. KOEHLER  
Telephone: 4155426758  
Owner Name: PACIFIC BELL  
Owner Address: 370 THIRD STREET  
Owner City,St,Zip: SAN FRANCISCO, CA 94107

Tank Num: 001  
Container Num: D-67-10K  
Year Installed: 1967  
Tank Capacity: 00010000  
Tank Used for: PRODUCT

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

PACIFIC BELL (Continued)

1000251153

Type of Fuel: DIESEL  
Tank Construction: Not reported  
Leak Detection: Visual

Tank Num: 002  
Container Num: 1  
Year Installed: 1967  
Tank Capacity: 00010000  
Tank Used for: PRODUCT  
Type of Fuel: DIESEL  
Tank Construction: Not reported  
Leak Detection: None

SWEEPS UST:

Status: A  
Comp Number: 1867  
Number: 1  
Board Of Equalization: 44-001027  
Ref Date: 03-09-92  
Act Date: 03-09-92  
Created Date: 06-17-88  
Tank Status: A  
Owner Tank Id: 001  
Swrcb Tank Id: 39-000-001867-000001  
Actv Date: 03-09-92  
Capacity: 25000  
Tank Use: M.V. FUEL  
Stg: P  
Content: DIESEL  
Number Of Tanks: 3

Status: A  
Comp Number: 1867  
Number: 1  
Board Of Equalization: 44-001027  
Ref Date: 03-09-92  
Act Date: 03-09-92  
Created Date: 06-17-88  
Tank Status: A  
Owner Tank Id: 002  
Swrcb Tank Id: 39-000-001867-000002  
Actv Date: 03-09-92  
Capacity: 25000  
Tank Use: M.V. FUEL  
Stg: P  
Content: DIESEL  
Number Of Tanks: Not reported

Status: A  
Comp Number: 1867  
Number: 1  
Board Of Equalization: 44-001027  
Ref Date: 03-09-92  
Act Date: 03-09-92  
Created Date: 06-17-88  
Tank Status: A  
Owner Tank Id: 005

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

PACIFIC BELL (Continued)

1000251153

Swrcb Tank Id: 39-000-001867-000005  
Actv Date: 03-09-92  
Capacity: 25000  
Tank Use: M.V. FUEL  
Stg: P  
Content: DIESEL  
Number Of Tanks: Not reported

Status: Not reported  
Comp Number: 1867  
Number: Not reported  
Board Of Equalization: 44-001027  
Ref Date: Not reported  
Act Date: Not reported  
Created Date: Not reported  
Tank Status: Not reported  
Owner Tank Id: Not reported  
Swrcb Tank Id: 39-000-001867-000003  
Actv Date: Not reported  
Capacity: 300  
Tank Use: M.V. FUEL  
Stg: PRODUCT  
Content: DIESEL  
Number Of Tanks: 2

Status: Not reported  
Comp Number: 1867  
Number: Not reported  
Board Of Equalization: 44-001027  
Ref Date: Not reported  
Act Date: Not reported  
Created Date: Not reported  
Tank Status: Not reported  
Owner Tank Id: Not reported  
Swrcb Tank Id: 39-000-001867-000004  
Actv Date: Not reported  
Capacity: 550  
Tank Use: M.V. FUEL  
Stg: PRODUCT  
Content: DIESEL  
Number Of Tanks: Not reported

HAZNET:

Year: 2010  
Gepaid: CAT080019854  
Contact: EH & S RECORDKEEPER-RRC  
Telephone: 8005669347  
Mailing Name: Not reported  
Mailing Address: 1 AT&T WAY RM 2C140  
Mailing City,St,Zip: BEDMINSTER, NJ 079210000  
Gen County: Not reported  
TSD EPA ID: CAD008302903  
TSD County: Not reported  
Waste Category: Waste oil and mixed oil  
Disposal Method: FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE  
Tons: 0.2  
Facility County: Santa Clara

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

PACIFIC BELL (Continued)

1000251153

Year: 2010  
Gepaid: CAT080019854  
Contact: EH & S RECORDKEEPER-RRC  
Telephone: 8005669347  
Mailing Name: Not reported  
Mailing Address: 1 AT&T WAY RM 2C140  
Mailing City,St,Zip: BEDMINSTER, NJ 079210000  
Gen County: Not reported  
TSD EPA ID: CAD981382732  
TSD County: Not reported  
Waste Category: Asbestos containing waste  
Disposal Method: LANDFILL OR SURFACE IMPOUNDMENT THAT WILL BE CLOSED AS LANDFILL( TO INCLUDE ON-SITE TREATMENT AND/OR STABILIZATION)  
Tons: 0.4  
Facility County: Santa Clara

Year: 2009  
Gepaid: CAT080019854  
Contact: EH & S RECORDKEEPER-RRC  
Telephone: 8005669347  
Mailing Name: Not reported  
Mailing Address: 1 AT&T WAY RM 2C140  
Mailing City,St,Zip: BEDMINSTER, NJ 079210000  
Gen County: Santa Clara  
TSD EPA ID: CAD028409019  
TSD County: Los Angeles  
Waste Category: Paint sludge  
Disposal Method: FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE  
Tons: 0.17085  
Facility County: Santa Clara

Year: 2009  
Gepaid: CAT080019854  
Contact: EH & S RECORDKEEPER-RRC  
Telephone: 8005669347  
Mailing Name: Not reported  
Mailing Address: 1 AT&T WAY RM 2C140  
Mailing City,St,Zip: BEDMINSTER, NJ 079210000  
Gen County: Santa Clara  
TSD EPA ID: CAD008302903  
TSD County: Los Angeles  
Waste Category: Off-specification, aged or surplus organics  
Disposal Method: FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE  
Tons: 0.025  
Facility County: Santa Clara

Year: 2009  
Gepaid: CAT080019854  
Contact: EH & S RECORDKEEPER-RRC  
Telephone: 8005669347  
Mailing Name: Not reported  
Mailing Address: 1 AT&T WAY RM 2C140  
Mailing City,St,Zip: BEDMINSTER, NJ 079210000  
Gen County: Santa Clara  
TSD EPA ID: CAT080014079  
TSD County: Contra Costa  
Waste Category: Off-specification, aged or surplus organics

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PACIFIC BELL (Continued)**

**1000251153**

Disposal Method: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY  
(H010-H129) OR (H131-H135)  
Tons: 0.005  
Facility County: Santa Clara

[Click this hyperlink](#) while viewing on your computer to access  
19 additional CA\_HAZNET: record(s) in the EDR Site Report.

**EMI:**

Year: 2001  
County Code: 43  
Air Basin: SF  
Facility ID: 10704  
Air District Name: BA  
SIC Code: 4813  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 1  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2002  
County Code: 43  
Air Basin: SF  
Facility ID: 10704  
Air District Name: BA  
SIC Code: 4813  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 1  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2003  
County Code: 43  
Air Basin: SF  
Facility ID: 10704  
Air District Name: BA  
SIC Code: 4813  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

PACIFIC BELL (Continued)

1000251153

Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smlr Tons/Yr:	0
Year:	2004
County Code:	43
Air Basin:	SF
Facility ID:	10704
Air District Name:	BA
SIC Code:	4813
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.037
Reactive Organic Gases Tons/Yr:	0.0309579
Carbon Monoxide Emissions Tons/Yr:	0.101
NOX - Oxides of Nitrogen Tons/Yr:	0.464
SOX - Oxides of Sulphur Tons/Yr:	0.007
Particulate Matter Tons/Yr:	0.033
Part. Matter 10 Micrometers & Smlr Tons/Yr:	0.032208
Year:	2005
County Code:	43
Air Basin:	SF
Facility ID:	10704
Air District Name:	BA
SIC Code:	4813
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.037
Reactive Organic Gases Tons/Yr:	.0309579
Carbon Monoxide Emissions Tons/Yr:	.101
NOX - Oxides of Nitrogen Tons/Yr:	.464
SOX - Oxides of Sulphur Tons/Yr:	.007
Particulate Matter Tons/Yr:	.033
Part. Matter 10 Micrometers & Smlr Tons/Yr:	.032208
Year:	2006
County Code:	43
Air Basin:	SF
Facility ID:	10704
Air District Name:	BA
SIC Code:	4813
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.006
Reactive Organic Gases Tons/Yr:	.0050202
Carbon Monoxide Emissions Tons/Yr:	.015
NOX - Oxides of Nitrogen Tons/Yr:	.07
SOX - Oxides of Sulphur Tons/Yr:	.001
Particulate Matter Tons/Yr:	.005
Part. Matter 10 Micrometers & Smlr Tons/Yr:	.00488
Year:	2007
County Code:	43
Air Basin:	SF

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)  
EPA ID Number  
EDR ID Number

PACIFIC BELL (Continued)

1000251153

Facility ID: 10704  
Air District Name: BA  
SIC Code: 4813  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: .006  
Reactive Organic Gases Tons/Yr: .0050202  
Carbon Monoxide Emissions Tons/Yr: .015  
NOX - Oxides of Nitrogen Tons/Yr: .07  
SOX - Oxides of Sulphur Tons/Yr: .001  
Particulate Matter Tons/Yr: .005  
Part. Matter 10 Micrometers & Smllr Tons/Yr: .00488

Year: 2007  
County Code: 43  
Air Basin: SF  
Facility ID: 10704  
Air District Name: BA  
SIC Code: 4813  
Air District Name: BAY AREA AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: .017  
Reactive Organic Gases Tons/Yr: .0142239  
Carbon Monoxide Emissions Tons/Yr: .053  
NOX - Oxides of Nitrogen Tons/Yr: .242  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: .017  
Part. Matter 10 Micrometers & Smllr Tons/Yr: .016592

F18 PACIFIC BELL  
SSE 345 HAMILTON AVE  
1/8-1/4 PALO ALTO, CA 94301  
0.203 mi.  
1070 ft. Site 2 of 3 in cluster F

LUST S110655379  
N/A

Relative: Lower  
Actual: 56 ft.  
LUST:  
Region: STATE  
Global Id: T0608501799  
Latitude: 37.445544  
Longitude: -122.159096  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 12/29/1995  
Lead Agency: SANTA CLARA COUNTY LOP  
Case Worker: UST  
Local Agency: SANTA CLARA COUNTY LOP  
RB Case Number: Not reported  
LOC Case Number: Not reported  
File Location: Stored electronically as an E-file  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Diesel  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

LUST:

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

PACIFIC BELL (Continued)

S110655379

Global Id: T0608501799  
Contact Type: Regional Board Caseworker  
Contact Name: ZSC  
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)  
Address: 1515 CLAY STREET, SUITE 1400  
City: OAKLAND  
Email: Not reported  
Phone Number: Not reported

Global Id: T0608501799  
Contact Type: Local Agency Caseworker  
Contact Name: UST CASE WORKER  
Organization Name: SANTA CLARA COUNTY LOP  
Address: 1555 Berger Drive, Suite 300  
City: SAN JOSE  
Email: Not reported  
Phone Number: 4082996930

LUST:

Global Id: T0608501799  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Reported

F19  
SSE  
1/8-1/4  
0.204 mi.  
1077 ft.

PACIFIC BELL (P1-007)  
345 HAMILTON AVE  
PALO ALTO, CA 94303

SWEEPS UST S106930320  
N/A

Site 3 of 3 in cluster F

Relative:  
Lower

SWEEPS UST:  
Status: Not reported  
Comp Number: 36908  
Number: Not reported  
Board Of Equalization: 44-031914  
Ref Date: Not reported  
Act Date: Not reported  
Created Date: Not reported  
Tank Status: Not reported  
Owner Tank Id: Not reported  
Swrcb Tank Id: 43-006-036908-000001  
Actv Date: Not reported  
Capacity: 10000  
Tank Use: M.V. FUEL  
Stg: PRODUCT  
Content: DIESEL  
Number Of Tanks: 1

Actual:  
56 ft.

Status: A  
Comp Number: 36908  
Number: 1  
Board Of Equalization: 44-031914  
Ref Date: 10-10-93  
Act Date: 03-04-94  
Created Date: 02-29-88  
Tank Status: A

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

**PACIFIC BELL (P1-007) (Continued)**

**S106930320**

Owner Tank Id: 1  
Swrcb Tank Id: 43-006-036908-000002  
Actv Date: 07-01-85  
Capacity: 10000  
Tank Use: M.V. FUEL  
Stg: P  
Content: DIESEL  
Number Of Tanks: 2

Status: A  
Comp Number: 36908  
Number: 1  
Board Of Equalization: 44-031914  
Ref Date: 10-10-93  
Act Date: 03-04-94  
Created Date: 02-29-88  
Tank Status: A

Owner Tank Id: D-93-10K  
Swrcb Tank Id: 43-006-036908-000003  
Actv Date: 10-10-93  
Capacity: 10000  
Tank Use: M.V. FUEL  
Stg: P  
Content: DIESEL  
Number Of Tanks: Not reported

20  
SSE  
1/8-1/4  
0.212 mi.  
1122 ft.

**HOLIDAY CLEANERS**  
595 BRYANT ST  
PALO ALTO, CA 94301

**DRYCLEANERS S102823576**  
**HAZNET N/A**

Relative:  
Equal

Actual:  
57 ft.

**DRYCLEANERS:**  
EPA Id: CAL000200858  
NAICS Code: 81232  
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)  
SIC Code: 7211  
SIC Description: Power Laundries, Family and Commercial  
Create Date: 7/8/1999  
Facility Active: No  
Inactive Date: 6/30/2008  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: 595 BRYANT ST  
Mailing Address 2: Not reported  
Mailing State: CA  
Mailing Zip: 943011704  
Owner Name: HEASOOK SUNG  
Owner Address: 595 BRYANT ST  
Owner Address 2: Not reported  
Owner Telephone: 6503257004  
Contact Name: HEASOOK SUNG-OWNER  
Contact Address: 595 BRYANT ST  
Contact Address 2: Not reported  
Contact Telephone: 6503257004

HAZNET:

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

HOLIDAY CLEANERS (Continued)

S102823576

Year: 2010  
Gepaid: CAL000200858  
Contact: HEASOOK SUNG-OWNER  
Telephone: 6503257004  
Mailing Name: Not reported  
Mailing Address: 595 BRYANT ST  
Mailing City,St,Zip: PALO ALTO, CA 943011704  
Gen County: Not reported  
TSD EPA ID: TXD077603371  
TSD County: Not reported  
Waste Category: Liquids with halogenated organic compounds >= 1,000 Mg./L  
Disposal Method: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY  
(H010-H129) OR (H131-H135)  
Tons: 0.25  
Facility County: Santa Clara

Year: 2009  
Gepaid: CAL000200858  
Contact: HEASOOK SUNG-OWNER  
Telephone: 6503257004  
Mailing Name: Not reported  
Mailing Address: 595 BRYANT ST  
Mailing City,St,Zip: PALO ALTO, CA 943011704  
Gen County: Santa Clara  
TSD EPA ID: TXD077603371  
TSD County: 99  
Waste Category: Liquids with halogenated organic compounds >= 1,000 Mg./L  
Disposal Method: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY  
(H010-H129) OR (H131-H135)  
Tons: 0.225  
Facility County: Santa Clara

Year: 2008  
Gepaid: CAL000200858  
Contact: HEASOOK SUNG-OWNER  
Telephone: 6503257004  
Mailing Name: Not reported  
Mailing Address: 595 BRYANT ST  
Mailing City,St,Zip: PALO ALTO, CA 943011704  
Gen County: Santa Clara  
TSD EPA ID: CA0000084517  
TSD County: Sacramento  
Waste Category: Liquids with halogenated organic compounds >= 1,000 Mg./L  
Disposal Method: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY  
(H010-H129) OR (H131-H135)  
Tons: 0.39  
Facility County: Santa Clara

Year: 2006  
Gepaid: CAL000200858  
Contact: HEASOOK SUNG-OWNER  
Telephone: 6503257004  
Mailing Name: Not reported  
Mailing Address: 595 BRYANT ST  
Mailing City,St,Zip: PALO ALTO, CA 943011704  
Gen County: Santa Clara  
TSD EPA ID: CA0000084517

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

**HOLIDAY CLEANERS (Continued)**

**S102823576**

TSD County: Sacramento  
Waste Category: Liquids with halogenated organic compounds >= 1,000 Mg./L  
Disposal Method: H01  
Tons: 0.1  
Facility County: Santa Clara  
  
Year: 2005  
Gepaid: CAL000200858  
Contact: HEASOOK SUNG-OWNER  
Telephone: 6503257004  
Mailing Name: Not reported  
Mailing Address: 595 BRYANT ST  
Mailing City,St,Zip: PALO ALTO, CA 943011704  
Gen County: Santa Clara  
TSD EPA ID: CA0000084517  
TSD County: Sacramento  
Waste Category: Liquids with halogenated organic compounds >= 1,000 Mg./L  
Disposal Method: H01  
Tons: 0.29  
Facility County: Not reported

[Click this hyperlink](#) while viewing on your computer to access 13 additional CA\_HAZNET: record(s) in the EDR Site Report.

21  
SSW  
1/8-1/4  
0.221 mi.  
1166 ft.

**RITZ CAMERA CENTERS, INC. NO 1332**  
**222 UNIVERSITY AVE**  
**PALO ALTO, CA 94301**

**RCRA-LQG 1007200642**  
**HAZNET CAR000031294**

**Relative:**  
**Higher**

**Actual:**  
**58 ft.**

RCRA-LQG:  
Date form received by agency: 10/12/2000  
Facility name: RITZ CAMERA CENTERS, INC. NO 1332  
Site name: WOLF CAMERA STORE #954  
Facility address: 222 UNIVERSITY AVE  
PALO ALTO, CA 94301  
EPA ID: CAR000031294  
Mailing address: 4955 MARCONI DRIVE  
ALPHARETTA, GA 30005  
Contact: JAMES LEAGAN  
Contact address: Not reported  
Not reported  
Contact country: Not reported  
Contact telephone: (678) 297-9653  
Telephone ext.: 8897  
Contact email: Not reported  
EPA Region: 09  
Classification: Large Quantity Generator  
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generatas 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

RITZ CAMERA CENTERS, INC. NO 1332 (Continued)

1007200642

hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Violation Status: No violations found

HAZNET:

Year: 2009  
Gepaid: CAR000031294  
Contact: TOM KELLY  
Telephone: 3014793305  
Mailing Name: Not reported  
Mailing Address: 6711 RITZ WAY  
Mailing City,St,Zip: BELTSVILLE, MD 207051318  
Gen County: Santa Clara  
TSD EPA ID: CAD003963592  
TSD County: Santa Clara  
Waste Category: Photochemicals/photoprocessing waste  
Disposal Method: METALS RECOVERY INCLUDING RETORING,SMELTING,CHEMICALS,ECT  
Tons: 0.3753  
Facility County: Santa Clara

Year: 2008  
Gepaid: CAR000031294  
Contact: TOM KELLY  
Telephone: 3014793305  
Mailing Name: Not reported  
Mailing Address: 6711 RITZ WAY  
Mailing City,St,Zip: BELTSVILLE, MD 207051318  
Gen County: Santa Clara  
TSD EPA ID: CAD003963592  
TSD County: Santa Clara  
Waste Category: Photochemicals/photoprocessing waste  
Disposal Method: METALS RECOVERY INCLUDING RETORING,SMELTING,CHEMICALS,ECT  
Tons: 1.7514  
Facility County: Santa Clara

Year: 2007  
Gepaid: CAR000031294  
Contact: TOM KELLY  
Telephone: 3014793305

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

RITZ CAMERA CENTERS, INC. NO 1332 (Continued)

1007200642

Mailing Name: Not reported  
Mailing Address: 6711 RITZ WAY  
Mailing City,St,Zip: BELTSVILLE, MD 207051318  
Gen County: Santa Clara  
TSD EPA ID: CAD003963592  
TSD County: Santa Clara  
Waste Category: Photochemicals/photoprocessing waste  
Disposal Method: METALS RECOVERY INCLUDING RETORING,SMELTING,CHEMICALS,ECT  
Tons: 3.75  
Facility County: Santa Clara

Year: 2006  
Gepaid: CAR000031294  
Contact: TOM KELLY  
Telephone: 3014793305  
Mailing Name: Not reported  
Mailing Address: 6711 RITZ WY  
Mailing City,St,Zip: BELTSVILLE, MD 20705  
Gen County: Santa Clara  
TSD EPA ID: CAD003963592  
TSD County: Santa Clara  
Waste Category: Photochemicals/photoprocessing waste  
Disposal Method: H01  
Tons: 0.37  
Facility County: Santa Clara

Year: 2005  
Gepaid: CAR000031294  
Contact: TOM KELLY  
Telephone: 3014793305  
Mailing Name: Not reported  
Mailing Address: 6711 RITZ WY  
Mailing City,St,Zip: BELTSVILLE, MD 20705  
Gen County: Santa Clara  
TSD EPA ID: CAD003963592  
TSD County: Santa Clara  
Waste Category: Photochemicals/photoprocessing waste  
Disposal Method: Not reported  
Tons: 0.25  
Facility County: Not reported

[Click this hyperlink](#) while viewing on your computer to access 1 additional CA\_HAZNET: record(s) in the EDR Site Report.

G22  
SW  
1/8-1/4  
0.225 mi.  
1188 ft.

BNW SERVICE & REPAIR  
400 ENERSON ST  
PALO ALTO, CA 94301  
Site 1 of 4 in cluster G

CA FID UST S101623374  
SWEEPS UST N/A

Relative:  
Higher

CA FID UST:  
Facility ID: 43012212  
Regulated By: UTNKA  
Regulated ID: 00049498  
Cortese Code: Not reported  
SIC Code: Not reported  
Facility Phone: 4153253818  
Mail To: Not reported

Actual:  
62 ft.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

**BNW SERVICE & REPAIR (Continued)**

**S101623374**

Mailing Address: 400 ENERSON ST  
Mailing Address 2: Not reported  
Mailing City,St,Zip: PALO ALTO 94301  
Contact: Not reported  
Contact Phone: Not reported  
DUNs Number: Not reported  
NPDES Number: Not reported  
EPA ID: Not reported  
Comments: Not reported  
Status: Active

**SWEEPS UST:**

Status: A  
Comp Number: 49498  
Number: 9  
Board Of Equalization: 44-026115  
Ref Date: 07-01-85  
Act Date: Not reported  
Created Date: 02-29-88  
Tank Status: A  
Owner Tank Id: 1  
Swrcb Tank Id: 43-006-049498-000001  
Actv Date: 07-01-85  
Capacity: Not reported  
Tank Use: OIL  
Stg: W  
Content: WASTE OIL  
Number Of Tanks: 1

**G23** INDEPENDANT BMW  
**SW** 400 EMERSON  
**1/8-1/4** PALO ALTO, CA 94301  
**0.226 mi.**  
**1193 ft.** Site 2 of 4 in cluster G

**HIST CORTESE** **S103880914**  
**N/A**

**Relative:** CORTESE:  
**Higher** Region: CORTESE  
Facility County Code: 43  
**Actual:** Reg By: LTNKA  
**62 ft.** Reg Id: 43-0716

**G24** INDEPENDENT BMW  
**SW** 400 EMERSON ST  
**1/8-1/4** PALO ALTO, CA 94301  
**0.226 mi.**  
**1193 ft.** Site 3 of 4 in cluster G

**LUST** **S103472952**  
**HIST LUST** **N/A**

**Relative:** LUST:  
**Higher** Region: STATE  
Global Id: T0608500743  
**Actual:** Latitude: 37.445  
**62 ft.** Longitude: -122.1625  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 03/06/1995  
Lead Agency: SANTA CLARA COUNTY LOP

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

**INDEPENDENT BMW (Continued)**

**S103472952**

Case Worker: UST  
Local Agency: SANTA CLARA COUNTY LOP  
RB Case Number: Not reported  
LOC Case Number: Not reported  
File Location: Stored electronically as an E-file  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Not reported  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

**LUST:**

Global Id: T0608500743  
Contact Type: Regional Board Caseworker  
Contact Name: ZSC  
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)  
Address: 1515 CLAY STREET, SUITE 1400  
City: OAKLAND  
Email: Not reported  
Phone Number: Not reported

Global Id: T0608500743  
Contact Type: Local Agency Caseworker  
Contact Name: UST CASE WORKER  
Organization Name: SANTA CLARA COUNTY LOP  
Address: 1555 Berger Drive, Suite 300  
City: SAN JOSE  
Email: Not reported  
Phone Number: 4082996930

**LUST:**

Global Id: T0608500743  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Reported

**LUST REG 2:**

Region: 2  
Facility Id: Not reported  
Facility Status: Case Closed  
Case Number: 06S3W02D02f  
How Discovered: Not reported  
Leak Cause: Not reported  
Leak Source: Not reported  
Date Leak Confirmed: Not reported  
Oversight Program: LUST  
Prelim. Site Assesment Wokplan Submitted: Not reported  
Preliminary Site Assesment Began: Not reported  
Pollution Characterization Began: Not reported  
Pollution Remediation Plan Submitted: Not reported  
Date Remediation Action Underway: Not reported  
Date Post Remedial Action Monitoring Began: Not reported

**LUST SANTA CLARA:**

Region: SANTA CLARA

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

**INDEPENDENT BMW (Continued)**

**S103472952**

SCVWD ID: 06S3W02D02f  
Closed Date: 3/6/1995

**HIST LUST SANTA CLARA:**

Region: SANTA CLARA  
Region Code: 2  
SCVWD ID: 06S3W02D02  
Oversite Agency: SCVWD  
Date Listed: 1989-01-01 00:00:00  
Closed Date: 1995-03-06 00:00:00

**G25  
SW  
1/8-1/4  
0.226 mi.  
1193 ft.**

**BNW SERVICE & REPAIR  
400 EMERSON ST  
PALO ALTO, CA 94301**

**HIST UST U001595835  
N/A**

**Site 4 of 4 in cluster G**

**Relative:  
Higher**

**Actual:  
62 ft.**

**HIST UST:**

Region: STATE  
Facility ID: 00000049498  
Facility Type: Other  
Other Type: AUTO REPAIR  
Total Tanks: 0001  
Contact Name: Not reported  
Telephone: 4153253818  
Owner Name: NILENKO DUGANZIC  
Owner Address: 1336 HUDSON ST.  
Owner City,St,Zip: REDWOOD CITY, CA 94061

Tank Num: 001  
Container Num: 1  
Year Installed: Not reported  
Tank Capacity: 00000000  
Tank Used for: WASTE  
Type of Fuel: WASTE OIL  
Tank Construction: Not reported  
Leak Detection: None

**H26  
ESE  
1/8-1/4  
0.228 mi.  
1202 ft.**

**MRS. E. C. FOULE  
630 COWPER ST  
PALO ALTO, CA 94302**

**HIST UST U001595856  
N/A**

**Site 1 of 2 in cluster H**

**Relative:  
Lower**

**Actual:  
49 ft.**

**HIST UST:**

Region: STATE  
Facility ID: 00000021575  
Facility Type: Other  
Other Type: PRIVATE USE  
Total Tanks: 0001  
Contact Name: Not reported  
Telephone: 4153210461  
Owner Name: MRS. E. C. FOULE  
Owner Address: 630 COWPER ST.  
Owner City,St,Zip: PALO ALTO, CA 96302

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MRS. E. C. FOULE (Continued)**

U001595856

Tank Num: 001  
Container Num: 1  
Year Installed: Not reported  
Tank Capacity: 00000000  
Tank Used for: WASTE  
Type of Fuel: WASTE OIL  
Tank Construction: Not reported  
Leak Detection: None

H27  
ESE  
1/8-1/4  
0.228 mi.  
1202 ft.

**MRS. E. C. FOULE  
630 COWPER ST  
PALO ALTO, CA 94302**

CA FID UST S101623389  
SWEEPS UST N/A

Site 2 of 2 in cluster H

Relative:  
Lower

Actual:  
49 ft.

CA FID UST:  
Facility ID: 43012202  
Regulated By: UTNKA  
Regulated ID: 00021575  
Cortese Code: Not reported  
SIC Code: Not reported  
Facility Phone: 4153210461  
Mail To: Not reported  
Mailing Address: P O BOX  
Mailing Address 2: Not reported  
Mailing City,St,Zip: PALO ALTO 94302  
Contact: Not reported  
Contact Phone: Not reported  
DUNs Number: Not reported  
NPDES Number: Not reported  
EPA ID: Not reported  
Comments: Not reported  
Status: Active

SWEEPS UST:

Status: A  
Comp Number: 21575  
Number: 9  
Board Of Equalization: 44-026087  
Ref Date: 07-01-85  
Act Date: Not reported  
Created Date: 02-29-88  
Tank Status: A  
Owner Tank Id: 1  
Swrcb Tank Id: 43-006-021575-000001  
Actv Date: 07-01-85  
Capacity: Not reported  
Tank Use: OIL  
Stg: W  
Content: WASTE OIL  
Number Of Tanks: 1

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

28  
ENE  
1/8-1/4  
0.234 mi.  
1237 ft.

**SHEARER FAMILY TRUST**  
**530 WEBSTER**  
**PALO ALTO, CA 94301**

**HIST CORTESE**  
**LUST**  
**HIST LUST**  
**HAZNET**

**S103663810**  
**N/A**

**Relative:**  
**Lower**

**CORTESE:**

Region: CORTESE  
Facility County Code: 43  
Reg By: LTNKA  
Reg Id: 43-2171

**Actual:**  
**48 ft.**

**LUST:**

Region: STATE  
Global id: T0608501995  
Latitude: 37.449132  
Longitude: -122.157648  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 10/29/1997  
Lead Agency: SANTA CLARA COUNTY LOP  
Case Worker: UST  
Local Agency: SANTA CLARA COUNTY LOP  
RB Case Number: Not reported  
LOC Case Number: Not reported  
File Location: Stored electronically as an E-file  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Heating Oil / Fuel Oil  
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

**LUST:**

Global Id: T0608501995  
Contact Type: Regional Board Caseworker  
Contact Name: ZSC  
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)  
Address: 1515 CLAY STREET, SUITE 1400  
City: OAKLAND  
Email: Not reported  
Phone Number: Not reported

Global Id: T0608501995  
Contact Type: Local Agency Caseworker  
Contact Name: UST CASE WORKER  
Organization Name: SANTA CLARA COUNTY LOP  
Address: 1555 Barger Drive, Suite 300  
City: SAN JOSE  
Email: Not reported  
Phone Number: 4082996930

**LUST:**

Global Id: T0608501995  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)  
EDR ID Number  
EPA ID Number

**SHEARER FAMILY TRUST (Continued)**

**S103663810**

LUST REG 2:

Region: 2  
Facility Id: Not reported  
Facility Status: Case Closed  
Case Number: 05S3W35Q01f  
How Discovered: Not reported  
Leak Cause: Not reported  
Leak Source: Not reported  
Date Leak Confirmed: Not reported  
Oversight Program: LUST  
Prelim. Site Assessment Wokplan Submitted: Not reported  
Preliminary Site Assessment Began: 2/21/1997  
Pollution Characterization Began: Not reported  
Pollution Remediation Plan Submitted: Not reported  
Date Remediation Action Underway: Not reported  
Date Post Remedial Action Monitoring Began: Not reported

LUST SANTA CLARA:

Region: SANTA CLARA  
SCVWD ID: 05S3W35Q01f  
Closed Date: 10/29/1997

HIST LUST SANTA CLARA:

Region: SANTA CLARA  
Region Code: 2  
SCVWD ID: 05S3W35Q01  
Oversite Agency: SCVWD  
Date Listed: 1997-05-30 00:00:00  
Closed Date: 1997-10-29 00:00:00

HAZNET:

Year: 1997  
Gepaid: CAC001241304  
Contact: TRUSTEE FOR SHEARER FAMILY  
Telephone: 0000000000  
Mailing Name: Not reported  
Mailing Address: 5150 EL CAMINO REAL #2  
Mailing City,St,Zip: LOS ALTOS, CA 940220000  
Gen County: Santa Clara  
TSD EPA ID: CAL000048571  
TSD County: Santa Clara  
Waste Category: Oil/water separation sludge  
Disposal Method: H01  
Tons: 2.1684  
Facility County: Santa Clara

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

29  
South  
1/4-1/2  
0.250 mi.  
1320 ft.

PALO ALTO CIVIC CENTER  
250 HAMILTON  
PALO ALTO, CA

HIST CORTESE S100849892  
LUST N/A  
HIST LUST  
HAZNET

Relative:  
Higher

CORTESE:  
Region: CORTESE  
Facility County Code: 43  
Reg By: LTNKA  
Reg Id: 43-1028

Actual:  
58 ft.

LUST:

Region: STATE  
Global Id: T0608501023  
Latitude: 37.444499  
Longitude: -122.159946  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 01/25/1993  
Lead Agency: SANTA CLARA COUNTY LOP  
Case Worker: UST  
Local Agency: SANTA CLARA COUNTY LOP  
RB Case Number: Not reported  
LOC Case Number: Not reported  
File Location: Stored electronically as an E-file  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Diesel  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

LUST:

Global Id: T0608501023  
Contact Type: Regional Board Caseworker  
Contact Name: ZSC  
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)  
Address: 1515 CLAY STREET, SUITE 1400  
City: OAKLAND  
Email: Not reported  
Phone Number: Not reported

Global Id: T0608501023  
Contact Type: Local Agency Caseworker  
Contact Name: UST CASE WORKER  
Organization Name: SANTA CLARA COUNTY LOP  
Address: 1555 Berger Drive, Suite 300  
City: SAN JOSE  
Email: Not reported  
Phone Number: 4082996930

LUST:

Global Id: T0608501023  
Action Type: RESPONSE  
Date: 1991-01-18 00:00:00  
Action: Other Report / Document

Global Id: T0608501023  
Action Type: ENFORCEMENT

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

PALO ALTO CIVIC CENTER (Continued)

S100849892

Date: 1990-09-05 00:00:00  
Action: Notice of Responsibility - #40101

Global Id: T0608501023  
Action Type: ENFORCEMENT  
Date: 1993-01-25 00:00:00  
Action: Closure/No Further Action Letter

Global Id: T0608501023  
Action Type: REMEDIATION  
Date: 1950-01-01 00:00:00  
Action: Excavate and Dispose

Global Id: T0608501023  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Reported

LUST REG 2:

Region: 2  
Facility Id: Not reported  
Facility Status: Case Closed  
Case Number: 06S3W02B01f  
How Discovered: Not reported  
Leak Cause: Not reported  
Leak Source: Not reported  
Date Leak Confirmed: Not reported  
Oversight Program: LUST  
Prelim. Site Assesment Wokplan Submitted: Not reported  
Preliminary Site Assesment Began: 6/24/1991  
Pollution Characterization Began: Not reported  
Pollution Remediation Plan Submitted: Not reported  
Date Remediation Action Underway: Not reported  
Date Post Remedial Action Monitoring Began: Not reported

LUST SANTA CLARA:

Region: SANTA CLARA  
SCVWD ID: 06S3W02B01f  
Closed Date: 1/25/1993

HIST LUST SANTA CLARA:

Region: SANTA CLARA  
Region Code: 2  
SCVWD ID: 06S3W02B01  
Oversite Agency: SCVWD  
Date Listed: 1987-01-01 00:00:00  
Closed Date: 1993-01-25 00:00:00

HAZNET:

Year: 2010  
Gepaid: CAC002656605  
Contact: CHUCK MUIR  
Telephone: 6504966980  
Mailing Name: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PALO ALTO CIVIC CENTER (Continued)**

**S100849892**

Mailing Address: PO BOX 10250  
Mailing City,St,Zip: PALO ALTO, CA 943030862  
Gen County: Not reported  
TSD EPA ID: CAD981382732  
TSD County: Not reported  
Waste Category: Asbestos containing waste  
Disposal Method: LANDFILL OR SURFACE IMPOUNDMENT THAT WILL BE CLOSED AS LANDFILL( TO INCLUDE ON-SITE TREATMENT AND/OR STABILIZATION)  
Tons: 24  
Facility County: Santa Clara

Year: 2010  
Gepaid: CAC002656605  
Contact: CHUCK MUIR  
Telephone: 6504966980  
Mailing Name: Not reported  
Mailing Address: PO BOX 10250  
Mailing City,St,Zip: PALO ALTO, CA 943030862  
Gen County: Not reported  
TSD EPA ID: CAD981382732  
TSD County: Not reported  
Waste Category: Asbestos containing waste  
Disposal Method: LANDFILL OR SURFACE IMPOUNDMENT THAT WILL BE CLOSED AS LANDFILL( TO INCLUDE ON-SITE TREATMENT AND/OR STABILIZATION)  
Tons: 24  
Facility County: Santa Clara

Year: 2010  
Gepaid: CAC002656605  
Contact: CHUCK MUIR  
Telephone: 6504966980  
Mailing Name: Not reported  
Mailing Address: PO BOX 10250  
Mailing City,St,Zip: PALO ALTO, CA 943030862  
Gen County: Not reported  
TSD EPA ID: NVD980895338  
TSD County: Not reported  
Waste Category: Laboratory waste chemicals  
Disposal Method: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)  
Tons: 0.0025  
Facility County: Santa Clara

Year: 2010  
Gepaid: CAC002656605  
Contact: CHUCK MUIR  
Telephone: 6504966980  
Mailing Name: Not reported  
Mailing Address: PO BOX 10250  
Mailing City,St,Zip: PALO ALTO, CA 943030862  
Gen County: Not reported  
TSD EPA ID: NVD980895338  
TSD County: Not reported  
Waste Category: Off-specification, aged or surplus organics  
Disposal Method: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)  
Tons: 0.01

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

TIDY TOWN CLEANERS (Continued)

1000440844

Owner/operator name: NOT REQUIRED  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground Injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002756358

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

CORTESE:

Region: CORTESE  
Facility County Code: 43  
Reg By: LTNKA  
Reg Id: 43-1475

LUST:

Region: STATE  
Global Id: T0608550716  
Latitude: 37.445698329669  
Longitude: -122.165629863739  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 02/11/1992

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TIDY TOWN CLEANERS (Continued)**

1000440844

Lead Agency: SANTA CLARA COUNTY LOP  
Case Worker: UST  
Local Agency: SANTA CLARA COUNTY LOP  
RB Case Number: Not reported  
LOC Case Number: Not reported  
File Location: Stored electronically as an E-file  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Not reported  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

**LUST:**

Global Id: T0608550716  
Contact Type: Local Agency Caseworker  
Contact Name: UST CASE WORKER  
Organization Name: SANTA CLARA COUNTY LOP  
Address: 1555 Berger Drive, Suite 300  
City: SAN JOSE  
Email: Not reported  
Phone Number: 4082996930

Global Id: T0608550716  
Contact Type: Regional Board Caseworker  
Contact Name: ZSC  
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)  
Address: 1515 CLAY STREET, SUITE 1400  
City: OAKLAND  
Email: Not reported  
Phone Number: Not reported

**LUST:**

Global Id: T0608550716  
Action Type: RESPONSE  
Date: 1991-06-13 00:00:00  
Action: Other Report / Document

Global Id: T0608550716  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Reported

Global Id: T0608550716  
Action Type: ENFORCEMENT  
Date: 1992-02-11 00:00:00  
Action: Closure/No Further Action Letter

**LUST REG 2:**

Region: 2  
Facility Id: Not reported  
Facility Status: Case Closed  
Case Number: 06S3W02D07f  
How Discovered: Not reported  
Leak Cause: Not reported  
Leak Source: Not reported  
Date Leak Confirmed: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

TIDY TOWN CLEANERS (Continued)

1000440844

Oversight Program: LUST  
Prelim. Site Assessment Wokplan Submitted: Not reported  
Preliminary Site Assessment Began: Not reported  
Pollution Characterization Began: Not reported  
Pollution Remediation Plan Submitted: Not reported  
Date Remediation Action Underway: Not reported  
Date Post Remedial Action Monitoring Began: Not reported

LUST SANTA CLARA:

Region: SANTA CLARA  
SCVWD ID: 06S3W02D07f  
Closed Date: 2/11/1992

HIST LUST SANTA CLARA:

Region: SANTA CLARA  
Region Code: 2  
SCVWD ID: 06S3W02D07  
Oversite Agency: SCVWD  
Date Listed: 1991-04-23 00:00:00  
Closed Date: 1992-02-11 00:00:00

I31  
SW  
1/4-1/2  
0.297 mi.  
1570 ft.

DIGITAL EQUIPMENT CORPORATION  
130 LYTTON AVE  
PALO ALTO, CA

LUST S100234877  
HIST LUST N/A

Site 1 of 2 in cluster I

Relative:  
Higher

LUST SANTA CLARA:

Region: SANTA CLARA  
SCVWD ID: 06S3W02D06f  
Closed Date: Not reported

Actual:  
64 ft.

HIST LUST SANTA CLARA:

Region: SANTA CLARA  
Region Code: 2  
SCVWD ID: 06S3W02D06  
Oversite Agency: SFRWQCB  
Date Listed: 1989-06-19 00:00:00  
Closed Date: Not reported

I32  
SW  
1/4-1/2  
0.297 mi.  
1570 ft.

HEWLETT-PACKARD COMPANY  
130 LYTTON AVENUE  
PALO ALTO, CA 94301

SLIC S107138415  
N/A

Site 2 of 2 in cluster I

Relative:  
Higher

SLIC:

Region: STATE  
Facility Status: Completed - Case Closed  
Status Date: 01/01/1989  
Global Id: T0608570350  
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)  
Lead Agency Case Number: Not reported  
Latitude: 37.444554  
Longitude: -122.164511

Actual:  
64 ft.

**Residence**

411 Lytton Ave  
Palo Alto, CA 94301

Inquiry Number: 3172177.7  
September 26, 2011

The EDR Environmental Lien Search™ Report

## The EDR Environmental LienSearch™ Report

The EDR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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# The EDR Environmental LienSearch™ Report

## TARGET PROPERTY INFORMATION

### ADDRESS

411 Lytton Ave  
Residence  
Palo Alto, CA 94301

### RESEARCH SOURCE

Source 1:  
Santa Clara county recorder  
Santa Clara, CA

### PROPERTY INFORMATION

#### Deed 1:

Type of Deed:	Deed
Title is vested in:	Altaya Ventures Inc
Title received from:	Joelle Osias
Deed Dated	11/21/2010
Deed Recorded:	12/22/2010
Book:	NA
Page:	na
Volume:	na
Instrument:	na
Docket:	NA
Land Record Comments:	see exhibit
Miscellaneous Comments:	na
Legal Description:	see exhibit
Legal Current Owner:	Altaya Ventures Inc
Property Identifiers:	120-14-076
Comments:	see exhibit

### ENVIRONMENTAL LIEN

Environmental Lien: Found  Not Found

### OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found  Not Found

**Deed Exhibit 1**



## EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PALO ALTO, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Commencing at a point on the Northwesterly line of Lytton Avenue distant thereon Fifty-Seven (57) feet N. 38 degrees 18' E. from the intersection of the Northeasterly line of Waverley Street with the said Northwesterly line of Lytton Avenue; running thence N. 38 degrees 18' E. along said Northwesterly line of Lytton Avenue Forty Three (43) feet; thence at a right angle N. 51 degrees 42' W. 71.5 feet; thence at a right angle S. 38 degrees 18' W. 21.5 feet; thence 6 degrees 42' E. 30.41 feet; and thence S. 51 degrees 42' E. 50 feet to the point of commencement. Being a part of Subdivisions Three (3) and Four (4) of Block Thirty-One (31) of said Palo Alto, as laid down on the Map of the Subdivision of said block of Record in the Office of the County Recorder of said County of Santa Clara, in Book "E" of Maps at page 143.

APN: 120-14-076

**Residence**

411 Lytton Ave  
Palo Alto, CA 94301

Inquiry Number: 3172177.3

September 26, 2011

Certified Samboim® Map Report

# Certified Sanborn® Map Report

9/26/11

**Site Name:**

Residence  
411 Lytton Ave  
Palo Alto, CA 94301

**Client Name:**

Romig Consulting Engineers  
1390 El Camino Real  
San Carlos, CA 94070



EDR Inquiry # 3172177.3

Contact: Chris Palmer

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### Certified Sanborn Results:

**Site Name:** Residence  
**Address:** 411 Lytton Ave  
**City, State, Zip:** Palo Alto, CA 94301  
**Cross Street:**  
**P.O. #** NA  
**Project:** 1573-8  
**Certification #** 1655-48E6-91FA



Sanborn® Library search results  
Certification # 1655-48E6-91FA

### Maps Provided:

1978	1924
1969	1908
1956	1904
1949	1901
1948	1897
1947	1895

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

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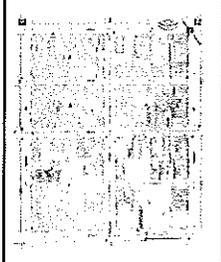
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## Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

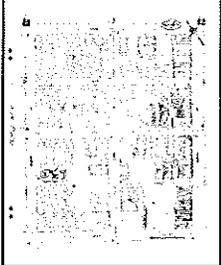


### 1978 Source Sheets



Volume 1, Sheet 12

### 1969 Source Sheets



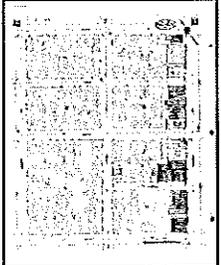
Volume 1, Sheet 12

### 1956 Source Sheets



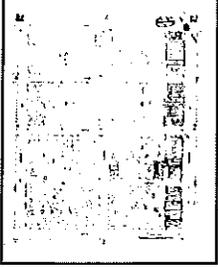
Volume 1, Sheet 12

### 1949 Source Sheets



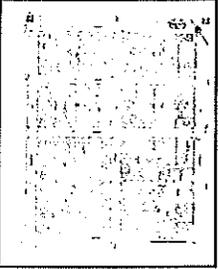
Volume 1, Sheet 12

**1948 Source Sheets**



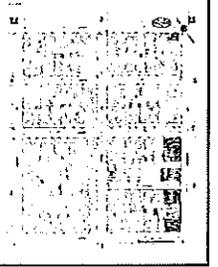
Volume 1, Sheet 12

**1947 Source Sheets**



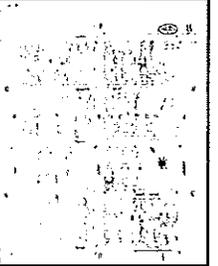
Volume 1, Sheet 12

**1924 Source Sheets**



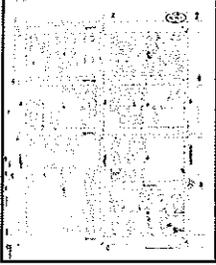
Volume 1, Sheet 12

**1908 Source Sheets**



Volume 1, Sheet 11

**1904 Source Sheets**



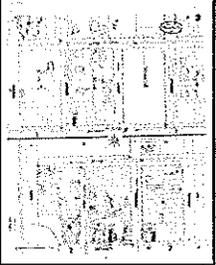
Volume 1, Sheet 7

**1901 Source Sheets**



Volume 1, Sheet 5

**1897 Source Sheets**



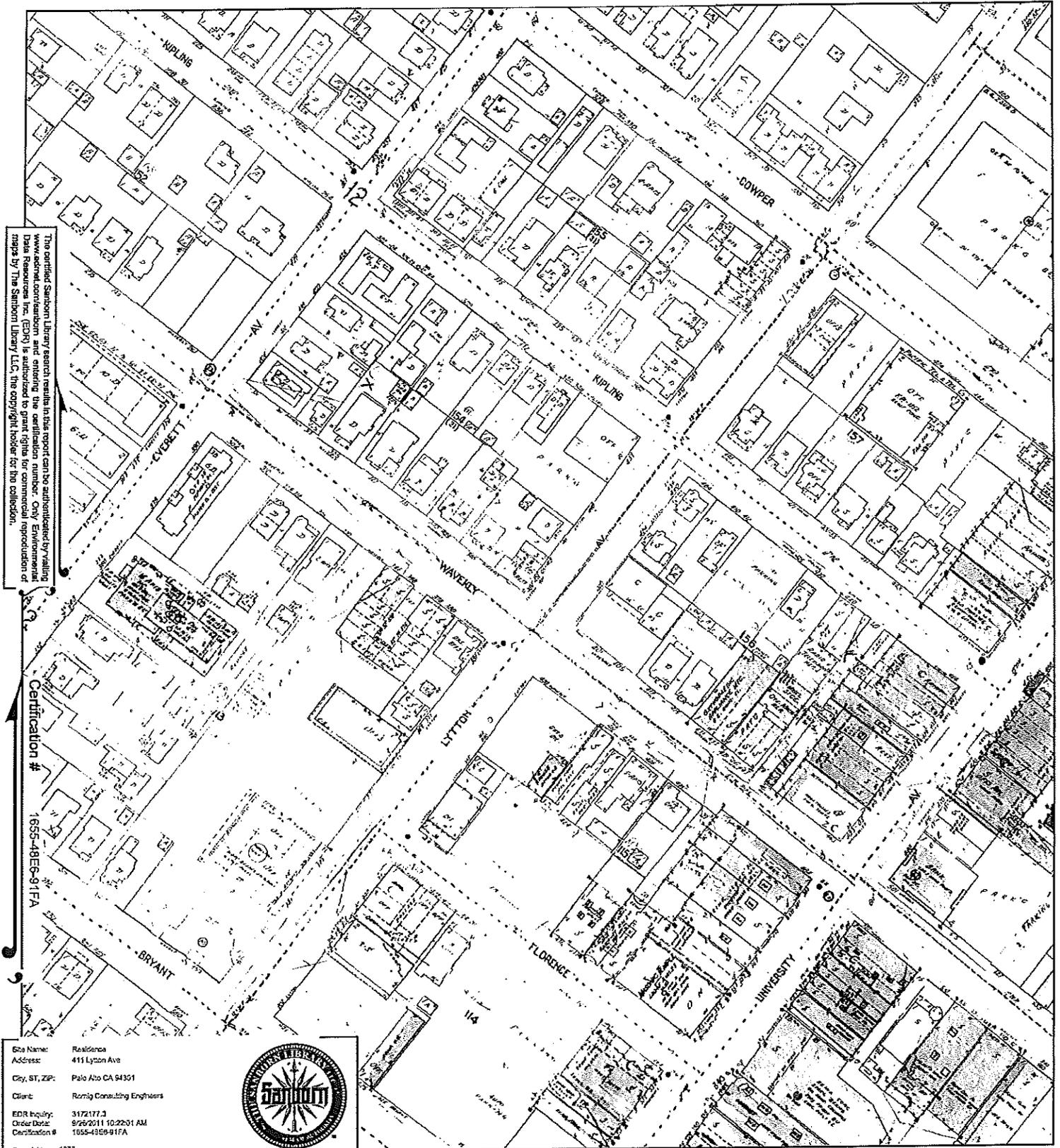
Volume 1, Sheet 3

**1895 Source Sheets**

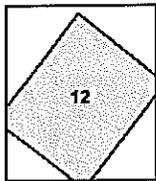
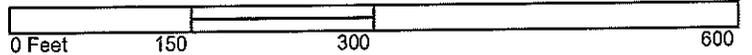


Volume 1, Sheet 3

# 1978 Certified Sanborn Map



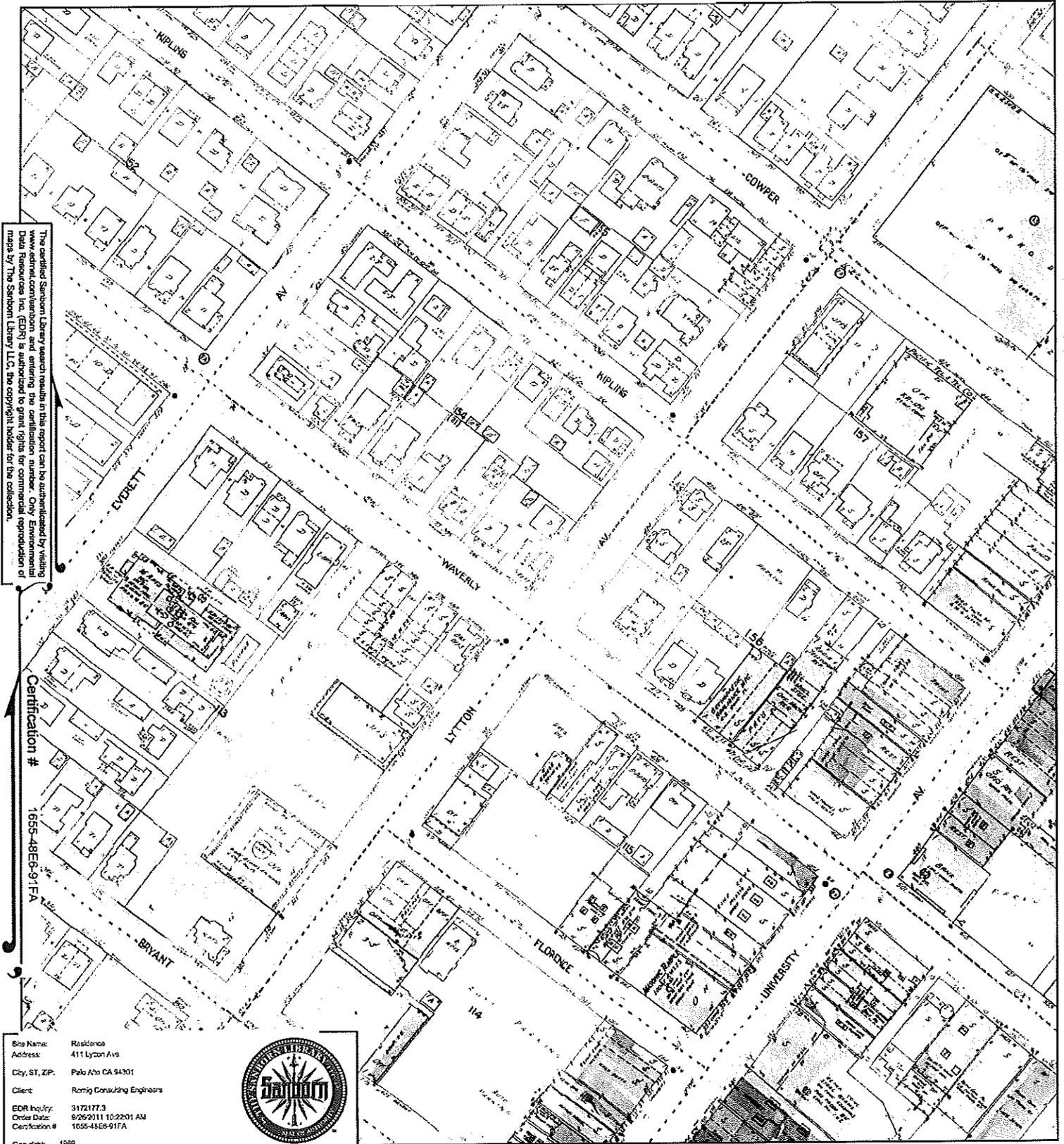
This Certified Sanborn Map combines the following sheets.  
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 12



# 1969 Certified Sanborn Map



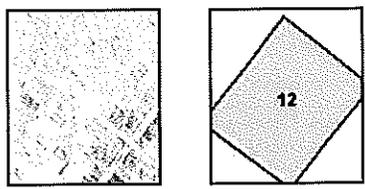
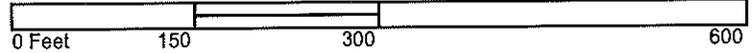
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Certification #  
1655-48E6-91FA

Site Name: Residence  
 Address: 411 Lyton Ave  
 City, ST, ZIP: Palo Alto CA 94301  
 Client: Romig Consulting Engineers  
 EDR Inquiry: 3172177.3  
 Order Date: 9/26/2011 10:22:01 AM  
 Certification #: 1655-48E6-91FA  
 Copyright: 1999



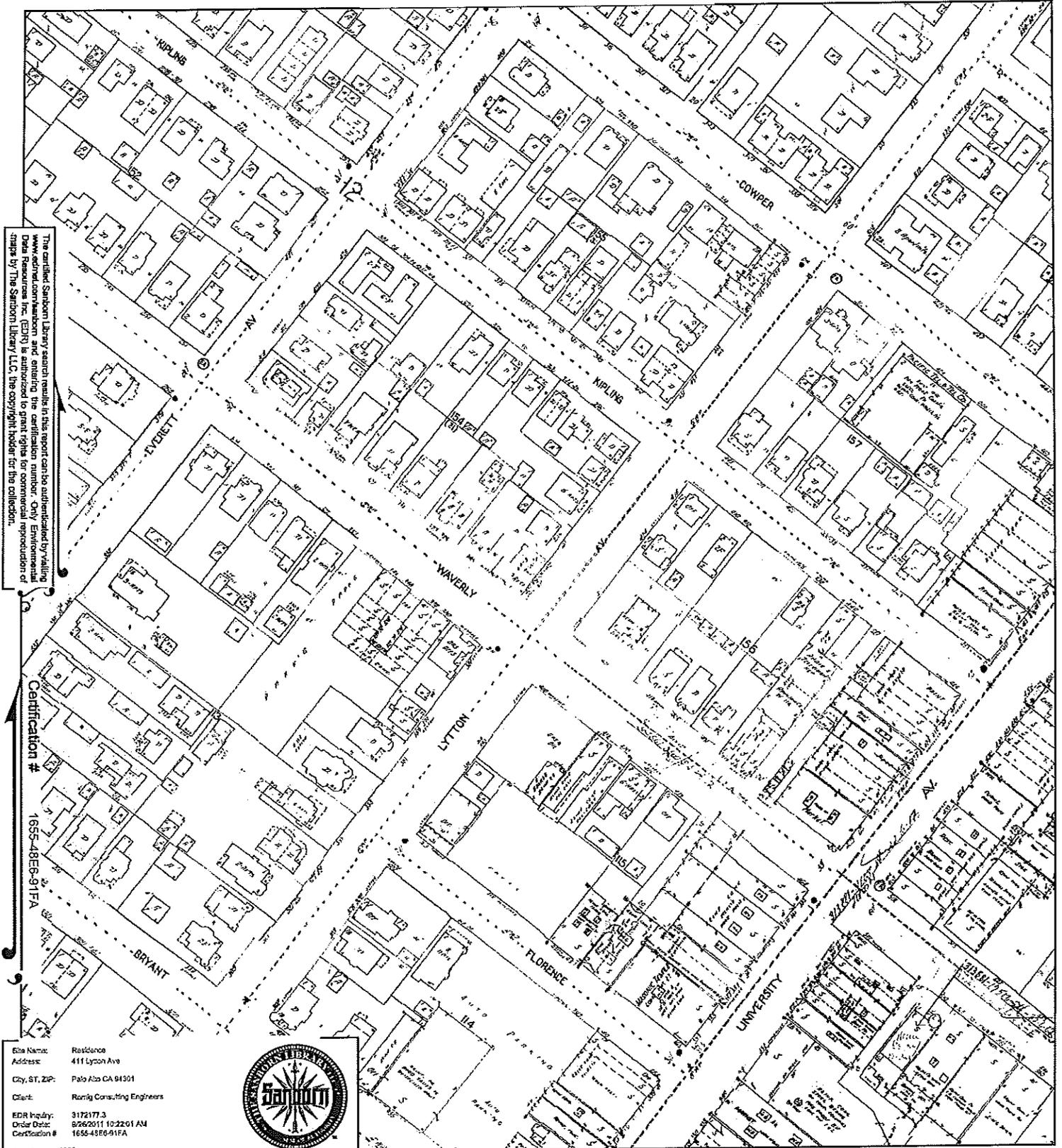
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Volume 1, Sheet 12



# 1956 Certified Sanborn Map



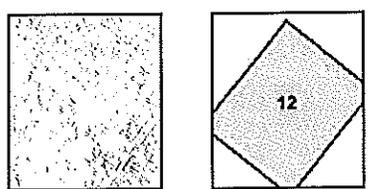
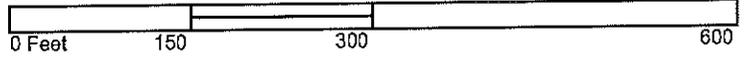
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Certification # 1655-48E6-91FA

Site Name: Residence  
 Address: 411 Lytton Ave  
 City, ST, ZIP: Palo Alto CA 94301  
 Client: Ranly Consulting Engineers  
 EDR Inquiry: 3172177.3  
 Order Date: 8/26/2011 10:22:01 AM  
 Certification #: 1655-48E6-91FA  
 Copyright: 1956



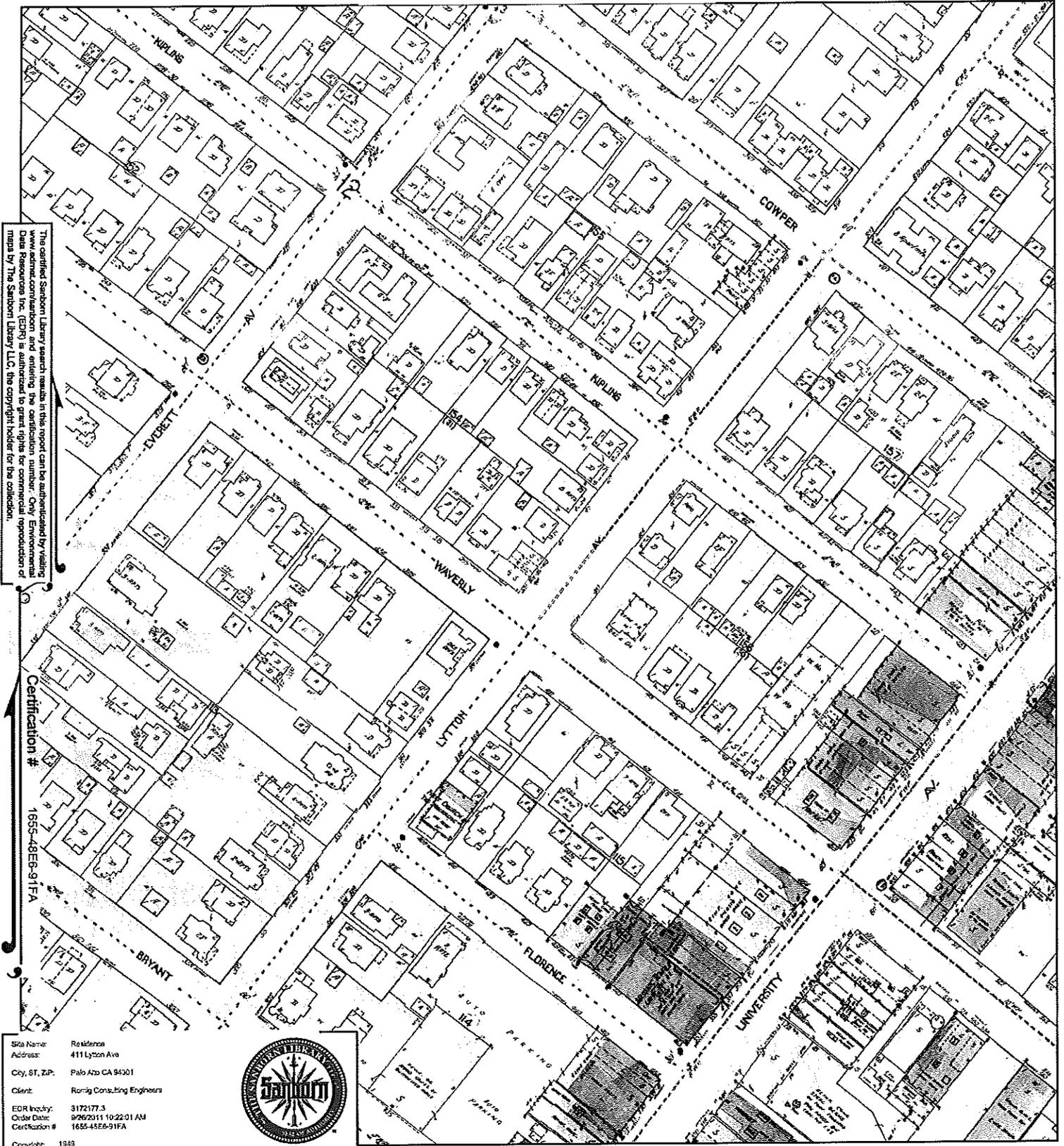
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 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 12



# 1949 Certified Sanborn Map



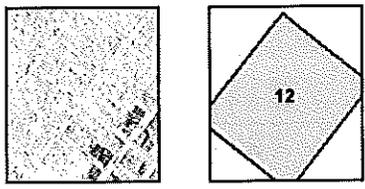
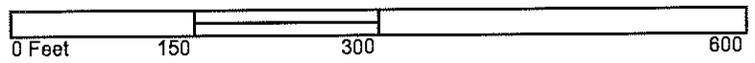
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Certification #  
 1655-48E6-91FA

Site Name: Residence  
 Address: 4111 Lytton Ave  
 City, ST, ZIP: Palo Alto CA 94301  
 Client: Roring Consulting Engineers  
 EDR Inquiry: 3172177.3  
 Order Date: 07/23/11 10:22:01 AM  
 Certification #: 1655-48E6-91FA  
 Copyright: 1949



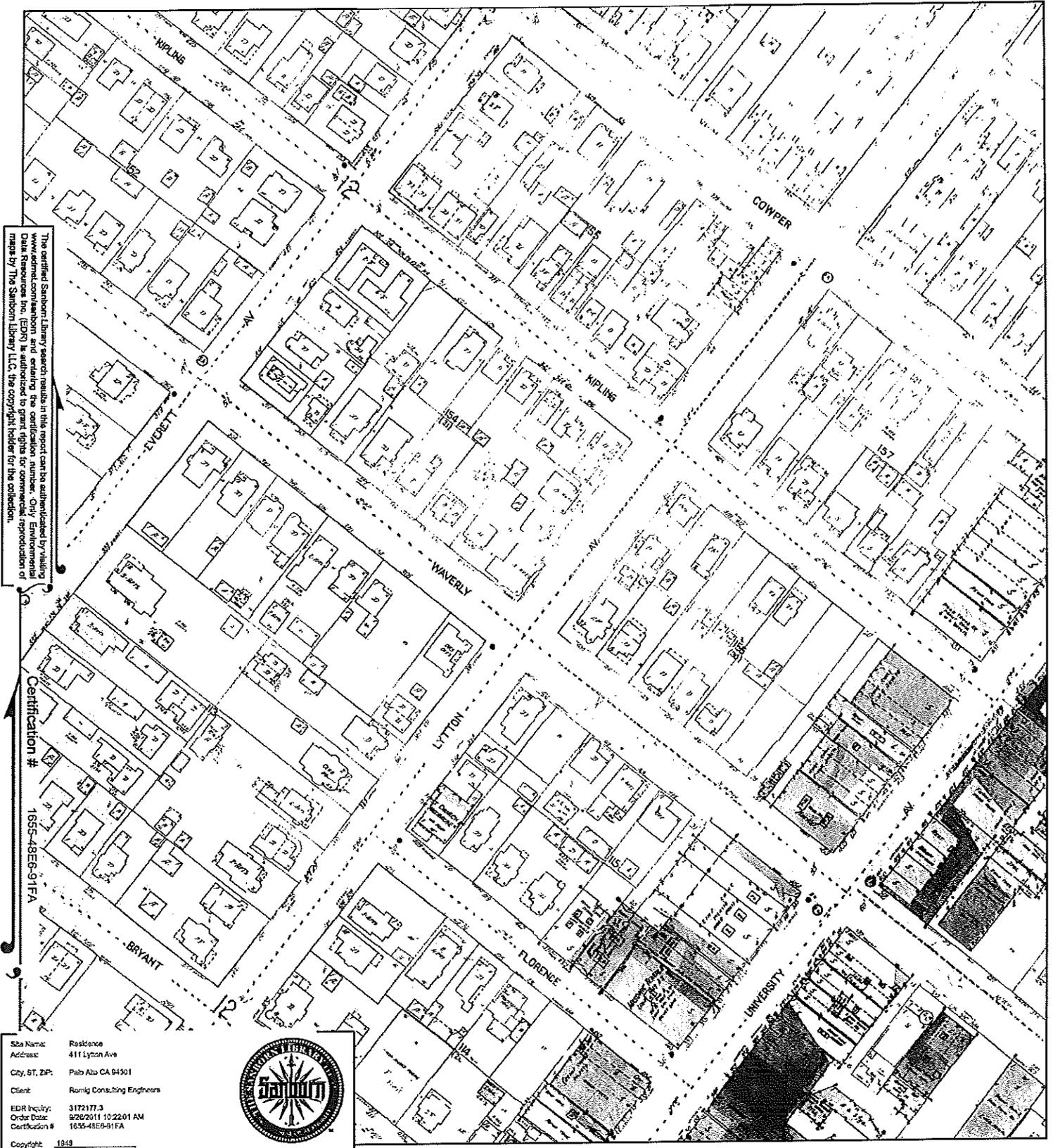
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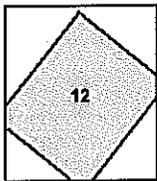
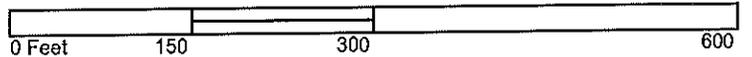
Volume 1, Sheet 12



# 1948 Certified Sanborn Map



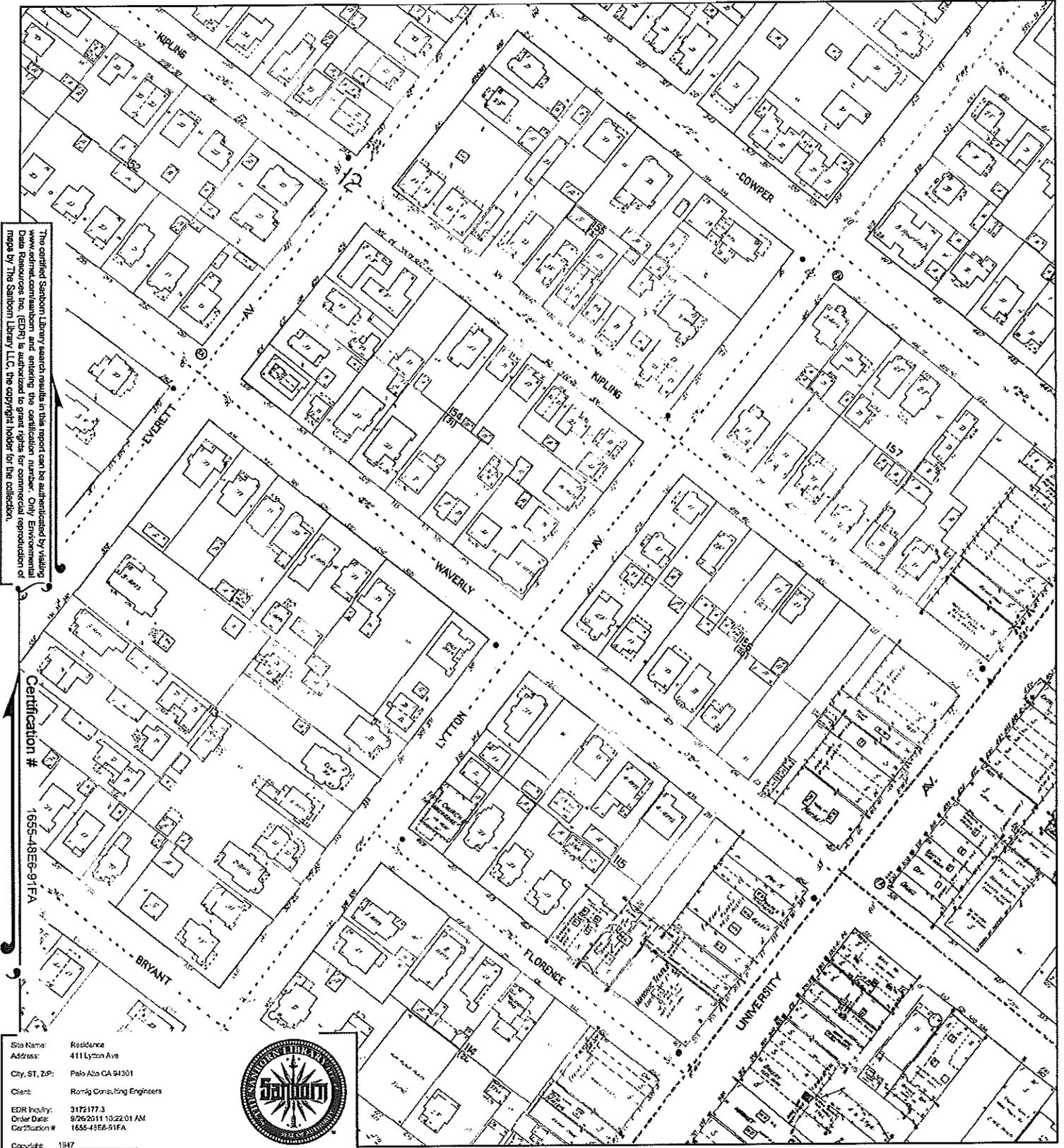
This Certified Sanborn Map combines the following sheets.  
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 12



# 1947 Certified Sanborn Map



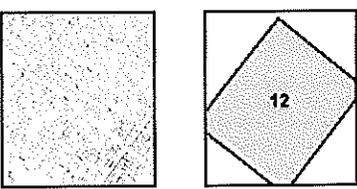
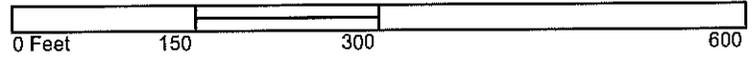
The certified Sanborn Library search results in this report can be authenticated by visiting [www.edr.com/sanborn](http://www.edr.com/sanborn) and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #  
1655-48E-91FA

Site Name: Residence  
 Address: 4111 Lyton Ave  
 City, ST, ZIP: Palo Alto CA 94301  
 Client: Romig Consulting Engineers  
 EDR Inquiry: 3172177.3  
 Order Date: 8/26/2011 10:22:01 AM  
 Certification #: 1655-48E-91FA  
 Copyright: 1947



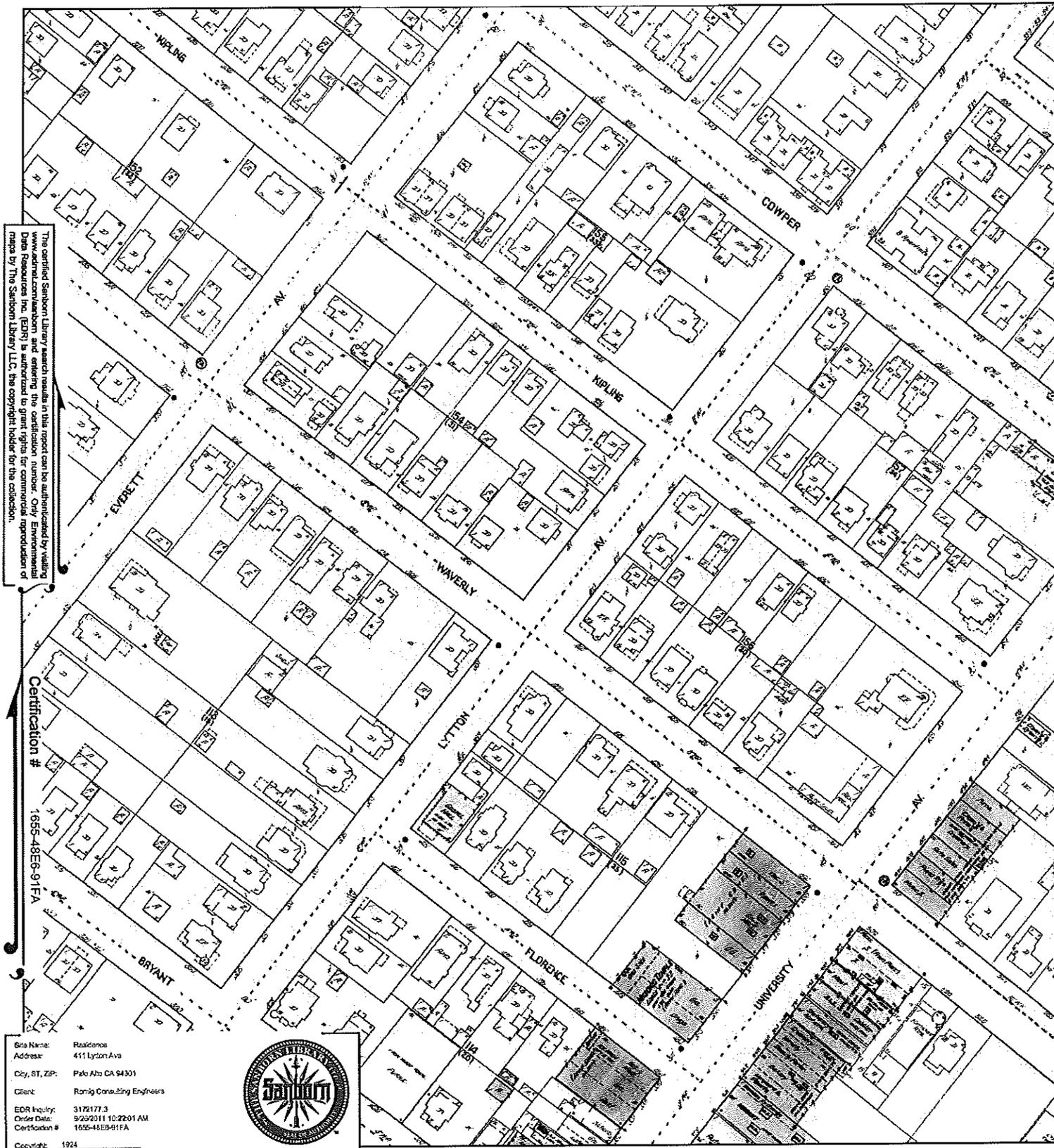
This Certified Sanborn Map combines the following sheets.  
 Outlined areas indicate map sheets within the collection.



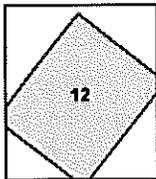
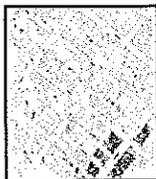
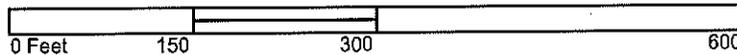
Volume 1, Sheet 12



# 1924 Certified Sanborn Map



This Certified Sanborn Map combines the following sheets.  
 Outlined areas indicate map sheets within the collection.

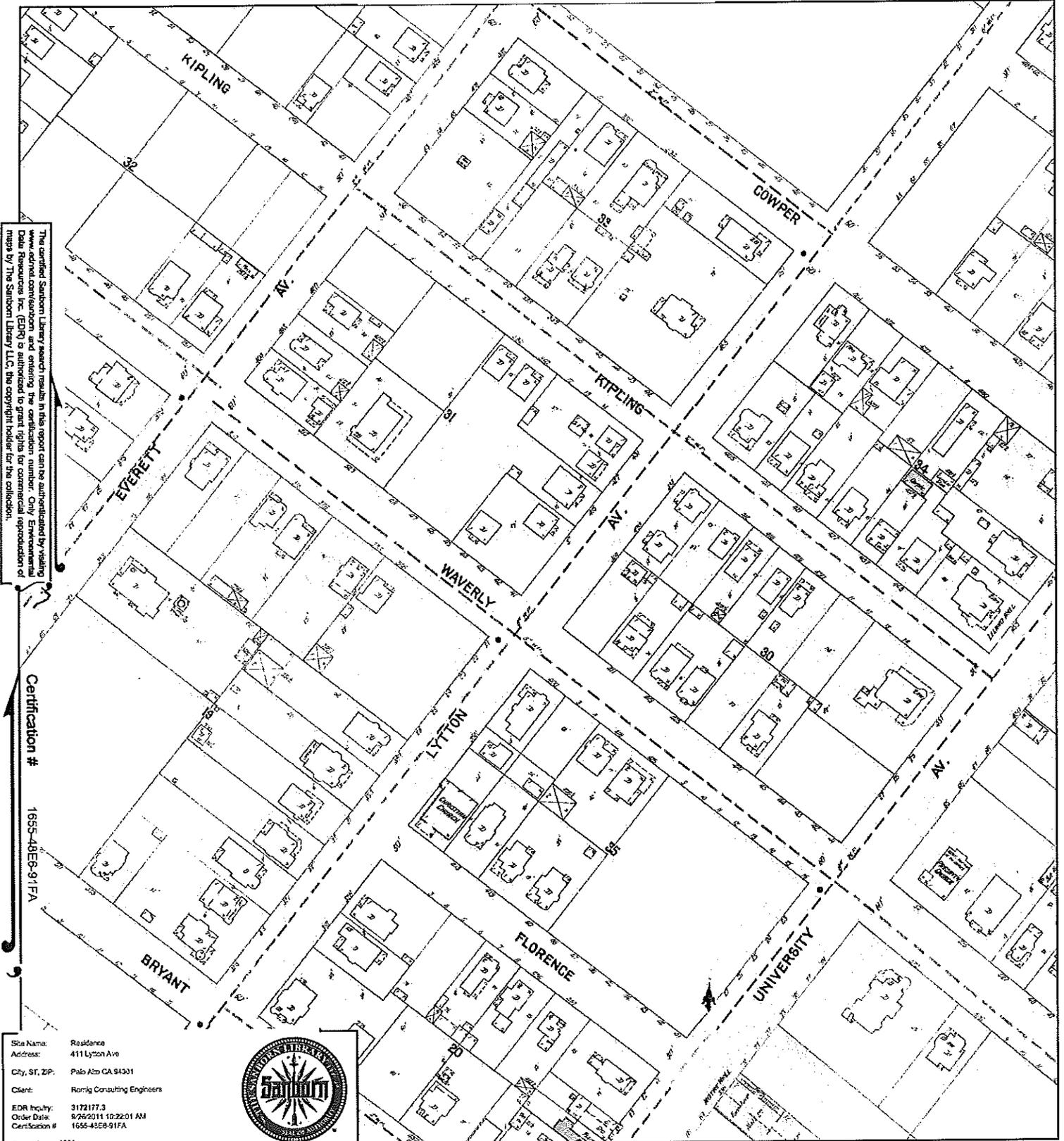


Volume 1, Sheet 12





# 1904 Certified Sanborn Map



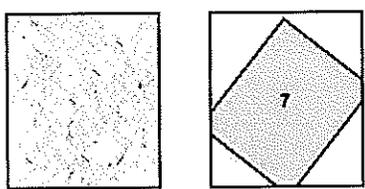
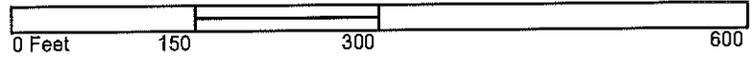
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Certification # 1655-48E6-91FA

Site Name: Residence  
 Address: 411 Lyton Ave  
 City, ST, ZIP: Palo Alto CA 94301  
 Client: Romig Consulting Engineers  
 EDR Inquiry: 3172177.3  
 Order Date: 9/25/2011 10:22:01 AM  
 Certification #: 1655-48E6-91FA  
 Copyright: 1904



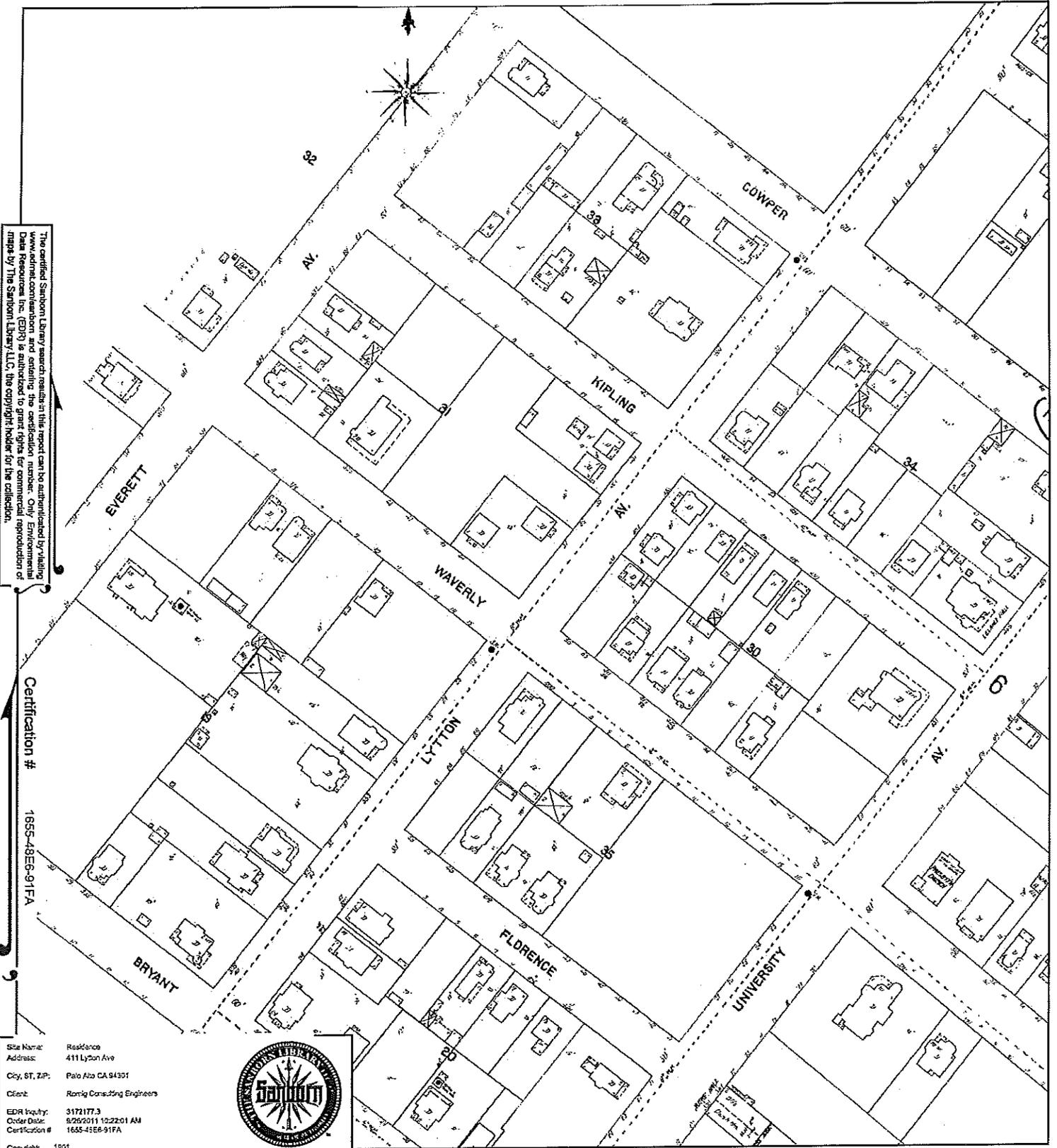
This Certified Sanborn Map combines the following sheets.  
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 7



# 1901 Certified Sanborn Map



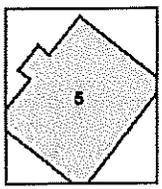
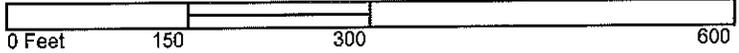
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Certification # 1655-48E6-91FA

Site Name: Residence  
 Address: 411 Lydon Ave  
 City, ST, ZIP: Palo Alto CA 94301  
 Client: Romig Consulting Engineers  
 EDR Inquiry: 31721773  
 Order Date: 8/25/2011 10:22:01 AM  
 Certification #: 1655-48E6-91FA  
 Copyright: 1991



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 5

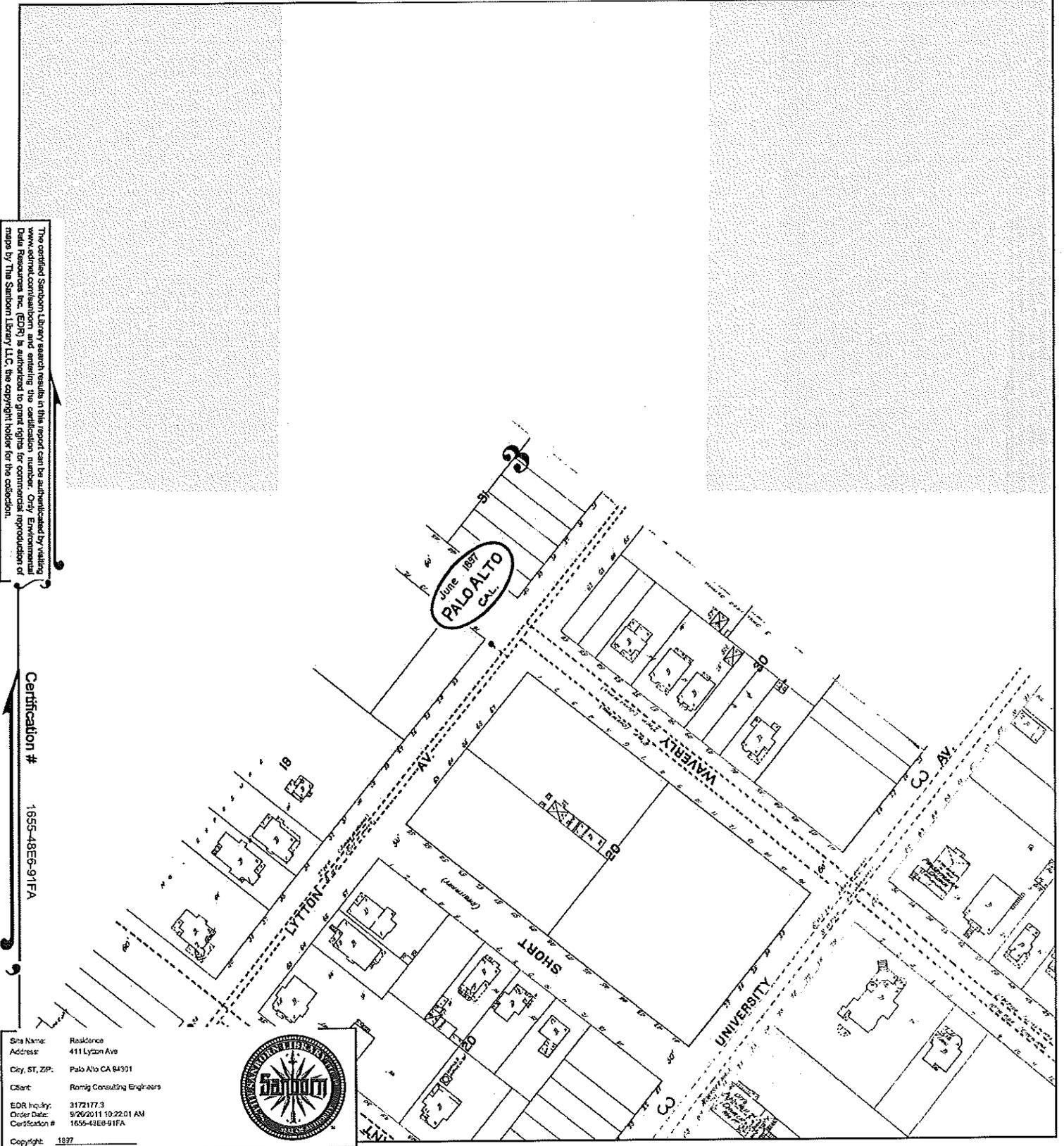


# 1897 Certified Sanborn Map

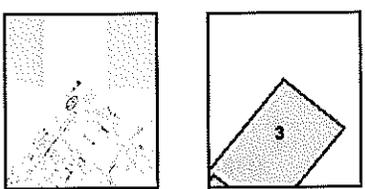
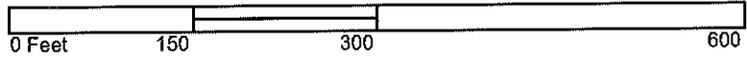
The certified Sanborn Library search results in this report can be authenticated by visiting [www.adnrc.com/sanborn](http://www.adnrc.com/sanborn) and entering the certification number. Only Environmental Data Resources Inc. (EDRI) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 1855-48E6-91FA

Site Name: Residence  
 Address: 4111 Lytton Ave  
 City, ST, ZIP: Palo Alto CA 94301  
 Client: Romig Consulting Engineers  
 EDR Inquiry: 3172177.3  
 Order Date: 5/26/2011 10:22:01 AM  
 Certification #: 1855-48E6-91FA  
 Copyright: 1897



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 3



# 1895 Certified Sanborn Map

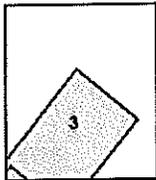
The certified Sanborn Library search results in this report can be authorized by visiting [www.redmud.com/sanborn](http://www.redmud.com/sanborn) and entering the certification number. Only Environmental Data Resource Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 1655-48E6-91FA

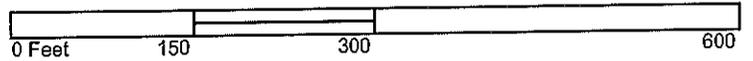
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 EDR Inquiry: 3172177-3  
 Order Date: 9/26/2011 10:22:01 AM  
 Certification #: 1655-48E6-91FA  
 Copyright: 1895



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 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 3



**APPENDIX B**

**SELECTED BUILDING PERMITS AND/OR FILES, ESA QUESTIONNAIRE**

STREET NO. 411 Lytton Ave. East portion of LOT NO. 3 and 4 BLOCK NO. 31 ASSESSMENT NO. 1033

OWNER Johnson, A. E. & Clara E. CONTRACTOR

REMARKS

PRINTER RECORD

No. Assesmt:	Date	No. Assesmt:	Date
House			
Garage			

OCCUPANCY RECORD

Tenant		Recorded Market Value of Land	
Owner		Recorded Market Value—Land and Improvements	

INCOME DATA

Monthly Rent		Index Used in Arriving at Value	
Yearly Lease		Present Value	% of Inflated Value
Average Lease		Type of Property: Residence	Business
Insurance		Assessments	Alterations

PERSONAL PROPERTY ASSESSMENTS

Change to Real Estate			
Change to Tenant			

LAND RECORD

LAND VALUE COMPUTATIONS

No Utilities	Low	Frontage	Average Depth	Unit Price	Unit Percent	Front Ft. Price	Corr. Impl.	Total	% Dep.	Value	Assessment
No Paved	High	21.5	71.5	100	86	86		1849			
No Dirt	Level	29.18	60.75	100	80	80		2380			
No Center	Soil							4179			1650
No Sidewalks	Regular										
No Curbs	Irregular										
No Lighting	Good										
No Trees	Excellent										

ASSESSMENT RECORD—CITY OF PALO ALTO, CALIF.

CLEVELAND — THE J. M. CLEMENSBAW CO., APPRAISERS NEW YORK

2-21-24

940

1650

CITY OF PALO ALTO

**ELECTRICAL APPARATUS PERMIT**

No. C 21042

OWNER <b>Fred Korber</b>	OWNER ADDRESS <b>555 Rutherford Ave., RC</b>	DATE <b>IRREVERSIBLE 4/20/75</b>
INSTALLER <b>Owner</b>	INSTALLER ADDRESS	PHONE <b>369-9766</b>

Type of Building	Used As	<input type="checkbox"/> New <input type="checkbox"/> Alteration	<b>DO NOT COVER UP ANY WORK UNTIL IT HAS BEEN INSPECTED AND APPROVED.</b>
STREET <b>LYTTON</b>	NO. <b>411</b>		

OUTLETS	RANGES DRYERS	HEATING DEVICES	LIGHTING FIXTURES	TEMP. SAW SERVICE	TEMPORARY LIGHTING	TOTAL	TREASURER'S RECEIPT NUMBER
<b>4</b>							
MOTORS 1/4 H.P.	MOTORS 1/2 TO 2 H.P.	MOTORS 2 H.P. TO 5 H.P.	MOTORS 5 H.P. TO 15 H.P.	MOTORS 15 H.P. TO 50 H.P.	MOTORS OVER 50 H.P.	TOTAL	TOTAL CHARGES
							<b>\$2.50</b>
							BASE FEE \$2.00
REMARKS: <b>(1) Fans, dishwasher etc.. @ \$.50¢ Ret #0307</b>							TOTAL FEE <b>\$ 5.50</b>

This permit is granted upon the express conditions that the person to whom it is granted, and his agents, employees and subcontractors in all the work done in, around and upon said building, or any part thereof, shall conform in all respects to the ordinances of the City of Palo Alto, and all pertinent State Laws and lawful orders of the Building Inspector, regarding the construction, alterations, maintenance, repair, and removal of buildings within the city limits, that the proposed work shall be done in accordance with the description set forth on this permit, that the Permittee shall hold the City of Palo Alto, its officers and employees harmless from all costs and damages which may accrue from the use or occupancy of the sidewalk, street or sub-sidewalk space, and that this permit may be revoked at any time for violation of said conditions.

Subject to above conditions permission is hereby granted to do the above work to	By BUILDING INSPECTOR	I affirm that the facts stated by me hereon are true, agree to be bound by the above conditions.
	Sig.	X

FILE COPY

**CITY OF PALO ALTO**  
BUILDING INSPECTION

This permit is valid for 60 days for work described above. Separate permits are required for Building, Heating, Paving, Signs, Tanks, Curbs, Sidewalks, Driveway Approaches, Demolition, Gas Appliance and Plumbing Installations. In doubt Phone 329-2496, before starting work.

OCCUPANCY	CONSTRUCTION	SIZE	GRADE	AGE	REMODEL'S COND.	PHY. DEP.	PLUMB. DEP.	EXP. VALUE	PHYSICAL VALUE	ACTUAL VALUE
DWS	1/2	10x16	0.5	1900's	F-	45		3285	1807	
GHX	1/2	10x16	0	?	F	45		144	79	
TOTAL									1886	

FOUNDATION	ARTIC & BASEMT. FIN. W/	ROOM	1	2	A	LEGATURE	THIRTY	OVERHAULING	MEASURED BY	PHYSICAL VALUE	ACTUAL VALUE
Concrete Walls	Artic Fl & Sairs	Living Room				No Electric Lighting	Bath Floor & Wainscot	Wall Foundation	BY		
Concrete Block Walls	Fin. Artic Area	Dining Room				Gas Lighting	Bath Floor & Walls	Pier Foundation	8		
Brick Walls	Fin. Basement Area	Dresser Room				Plumbing	Bath Floor Only	Single Wall Sdg.	LISTED BY		
Mud Sills	Recreation Km. Hamt	Bedroom					Toilet Rm. Fl & Wains.	Double Wall Sdg.	5		
Basement Area	Garage in Hamt	Bath					Toilet Rm. Fl Only	Shingle Wall	AREA		
EXTERIOR WALLS		Kitchen					Kitchen Waincot	Concrete On	CONR. BY		
Adobe		Storage					Kitchen Floor	Cement Block	51		
Siding on Sboarding		Humper					Water Closet Extra	Concrete Floor	FRICED BY		
Simple Siding		Service Porch					Laundry Extra	Earth Floor			
Wood Shingles		Interior Cond					Sink Extra	Shingle Roof			
Sidings on Frame		Unfinished Interior					Septic Tank or Caspool	Roil Roofing			
Stucco on Tile or C. B.		Plaster					Water Only	Roil Roofing			
Paint Brick Veneer		Hardwood					No Plumbing	Electric Light			
Free Br. on Tile or C. B.		Framed						Wid Sills			
Com. Brick Veneer		Plywood									
Solid Cam. Brick		Wallboard									
Stucco Veneer		Unfinished Interior									
Solid Stone		Plaster									
Roof Insulation		Hardwood									
Wall Insulation		Framed									
		Plywood									
		Wallboard									
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MEMORANDUM

May 7, 1974

TO: Ben Pawloski ✓  
Al Mitchell  
Neil O'Meara

FROM: Warren Deverel

SUBJECT: Assessment Deferment Administration - Downtown Beautification Project

Deferment provisions have been established for the Downtown Beautification assessments. This memo outlines the procedures which should be adopted to implement the deferment provisions.

Assessment Provisions

When this District was established, Council offered a deferral option to 30 properties of which 18 were exercised. Properties exercising the option must continue to meet two criteria:

1. The structures must be Type V or of wood frame construction.
2. The structure must be in residential use.

Provisions of the deferment established by Council were:

1. The assessment will remain a lien on the property but need not be paid unless and until the Type V structure is demolished or the use thereof changes to something other than residential. Proportional deferment is provided for where the structure is in only partial residential use. 520 Cowper is the only property with such proportional treatment.
2. The assessment will bear interest at the rate at which project bonds are sold. Interest will accrue until the assessment is paid or until the expiration of the bond issue (15 years), whichever occurs first.
3. Upon structure demolition or change of use, the amount then payable (consisting of the principal amount of the assessment plus interest to the date of demolition or change of use) may be paid in cash or over a period of years, not to exceed 15, with interest, on such terms as then may be agreed upon by the City and the property owner.

Surveillance Requirements

In order to monitor the subject properties to ensure that the deferred assessments are paid following a change of status, two methods should be established:

1. Building Inspection should flag the properties (list attached) so that permits issued will identify any change.

2. Annually, Building Inspection should inspect each property (essentially a drive by) to ascertain if the status has changed. The first of these inspections should be made as quickly as possible.

Upon a change of status, the City Controller should be notified.

Payment of Terminated Deferrals

Upon notification of a change in status it will be the responsibility of the Controller with assistance from Public Works Engineering and the City Treasurer to:

1. Determine the amount due and the options available to the property owner.
2. Contact the property owner and obtain agreement as to a payment method acceptable to the City.
3. Bill the property owner and/or notify the County Tax Collector of assessments to be placed on the tax bill.

An assessment spread will be created for the deferred properties in the same manner as those which go to bond for ready reference as to interest accrual. Copies will be filed with the City Controller, Public Works Engineering and the Treasurer's project file. Your attention to these matters will assure the effective implementation of the Council's intent on this issue.



WLD

Attachment

cc: George Sipel

**APPENDIX C**

**HISTORICAL TOPOGRAPHIC AND TAX MAPS, AERIAL PHOTOGRAPHS**

**Residence**

411 Lytton Ave

Palo Alto, CA 94301

Inquiry Number: 3172177.4

September 23, 2011

EDR Historical Topographic Map Report

# EDR Historical Topographic Map Report

Environmental Data Resources, Inc.'s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

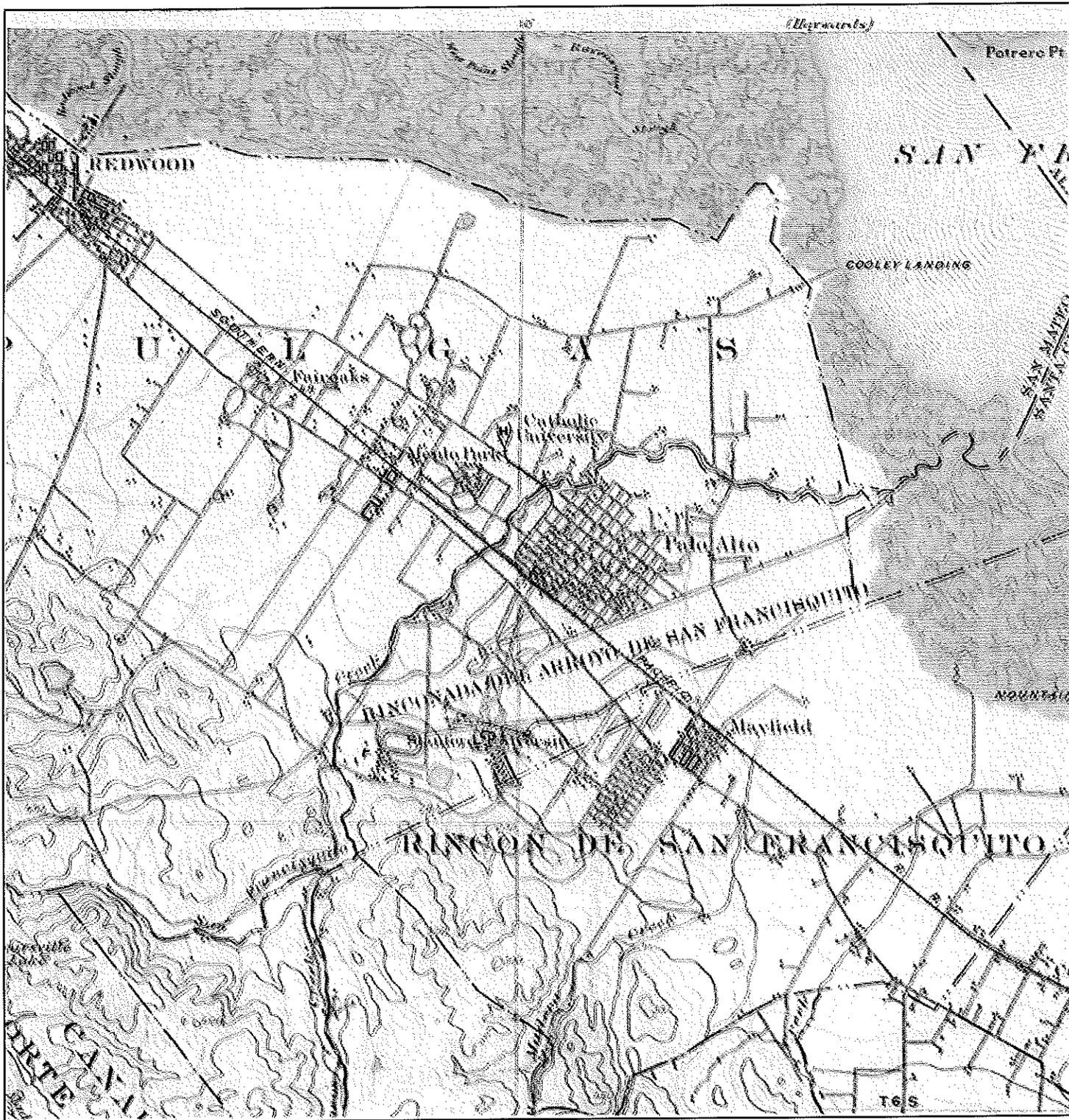
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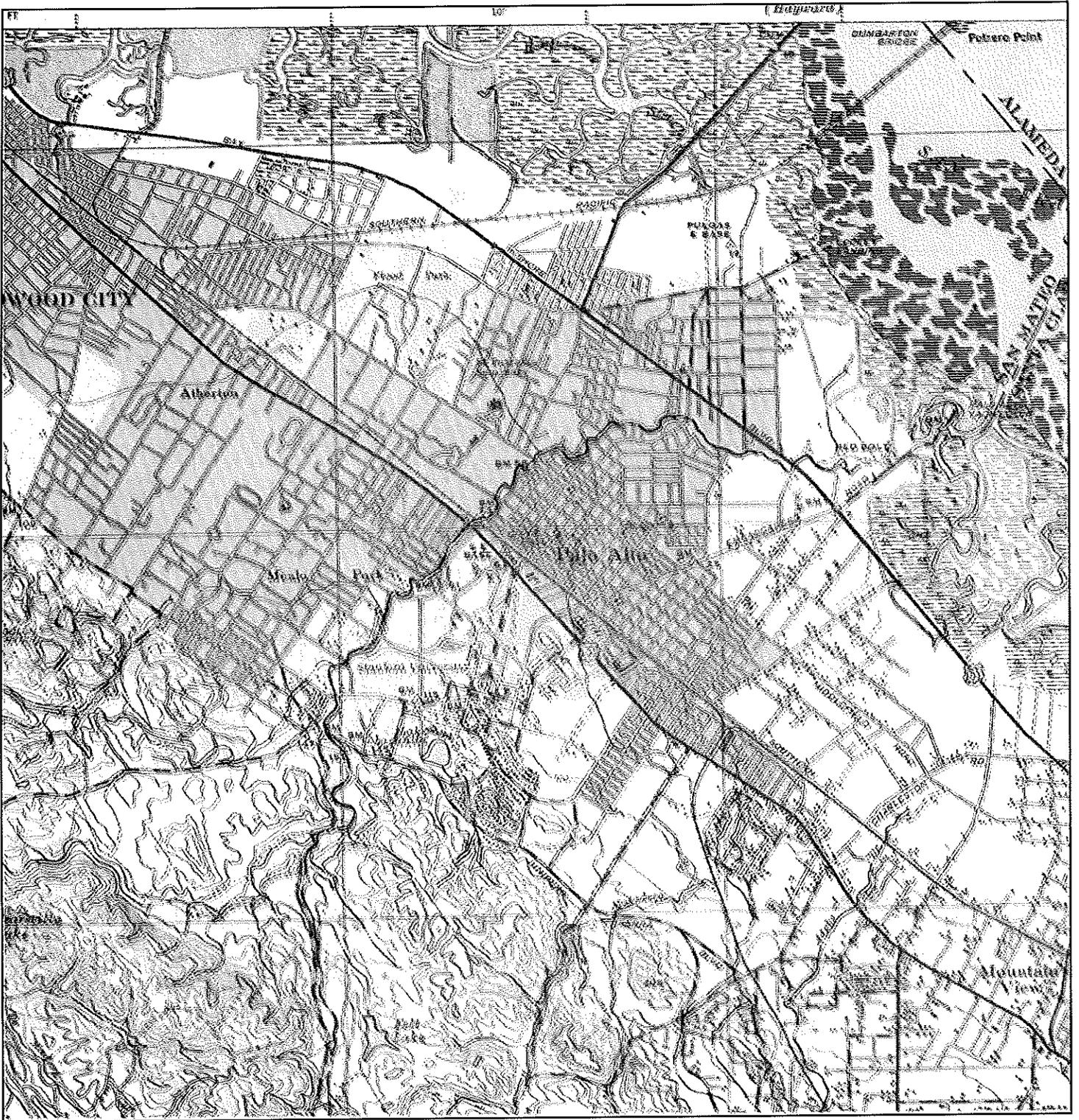
# Historical Topographic Map



	TARGET QUAD	SITE NAME: Residence	CLIENT: Romig Consulting Engineers
	NAME: PALO ALTO	ADDRESS: 411 Lytton Ave	CONTACT: Chris Palmer
	MAP YEAR: 1899	Palo Alto, CA 94301	INQUIRY#: 3172177.4
	SERIES: 15	LAT/LONG: 37.4481 / -122.1616	RESEARCH DATE: 09/23/2011
	SCALE: 1:62500		

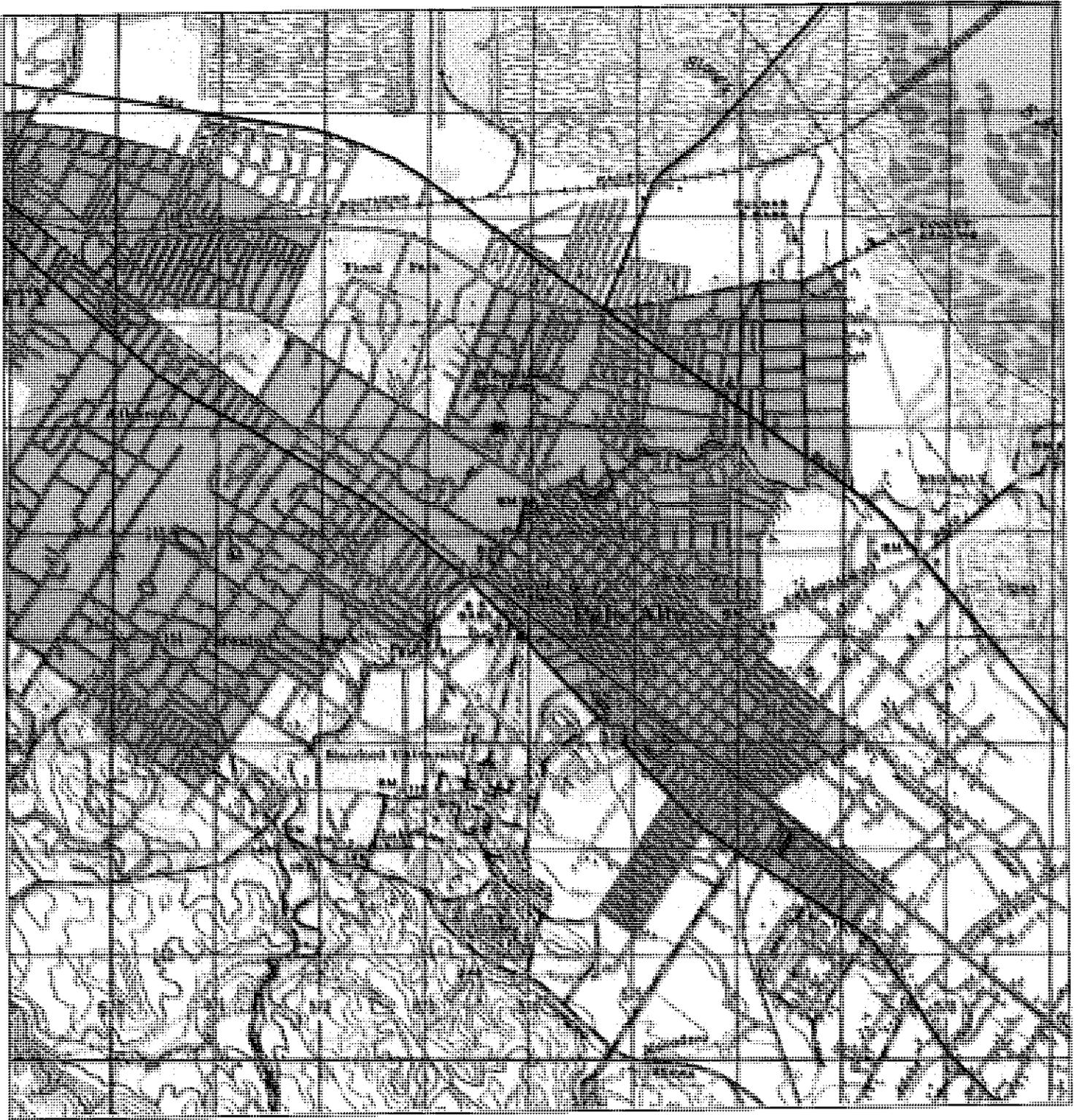


# Historical Topographic Map



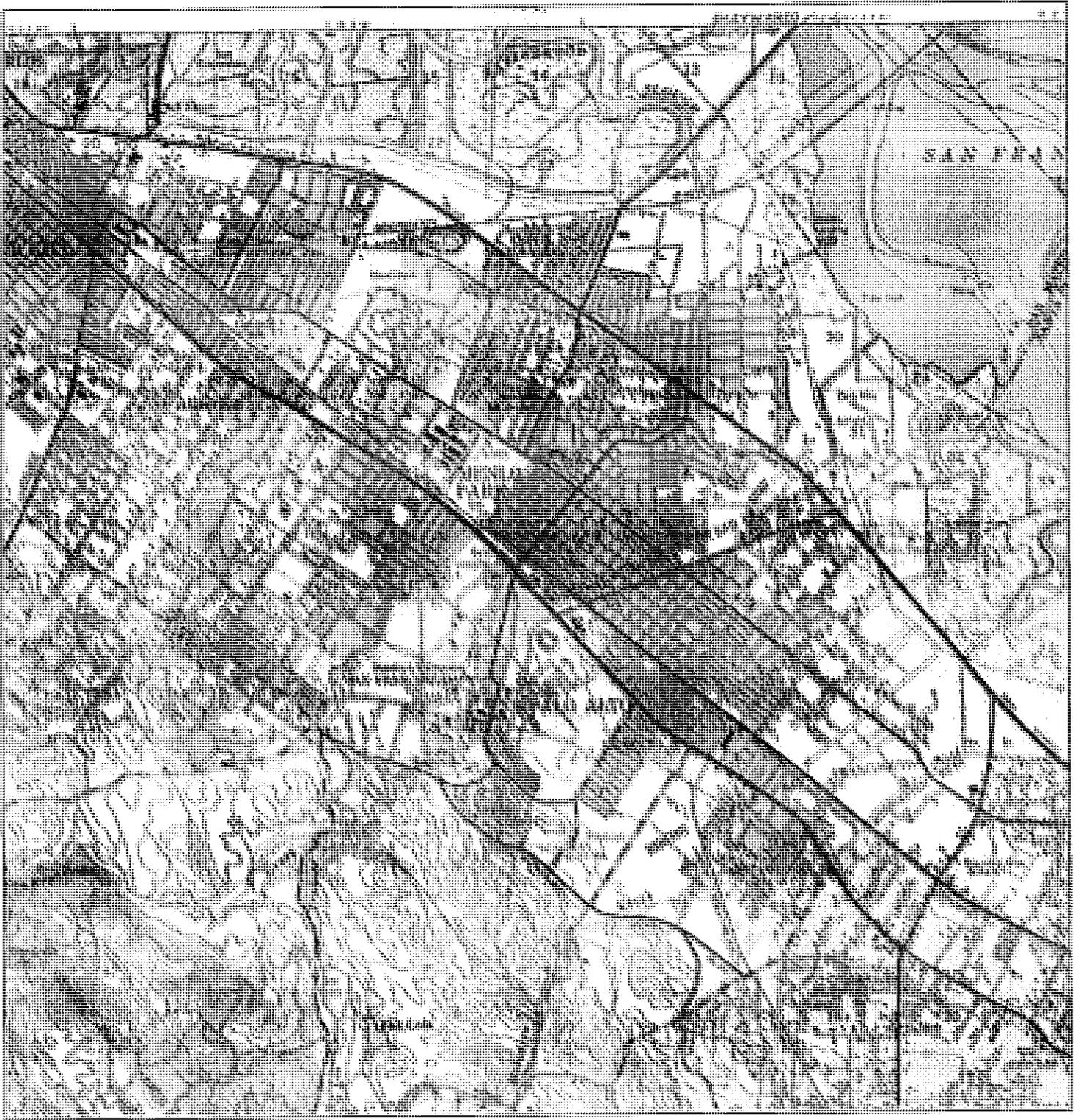
<b>N</b> ↑	TARGET QUAD NAME: PALO ALTO MAP YEAR: 1943	SITE NAME: Residence ADDRESS: 411 Lytton Ave Palo Alto, CA 94301 LAT/LONG: 37.4481 / -122.1616	CLIENT: Romig Consulting Engineers CONTACT: Chris Palmer INQUIRY#: 3172177.4 RESEARCH DATE: 09/23/2011
	SERIES: 15 SCALE: 1:62500		

# Historical Topographic Map



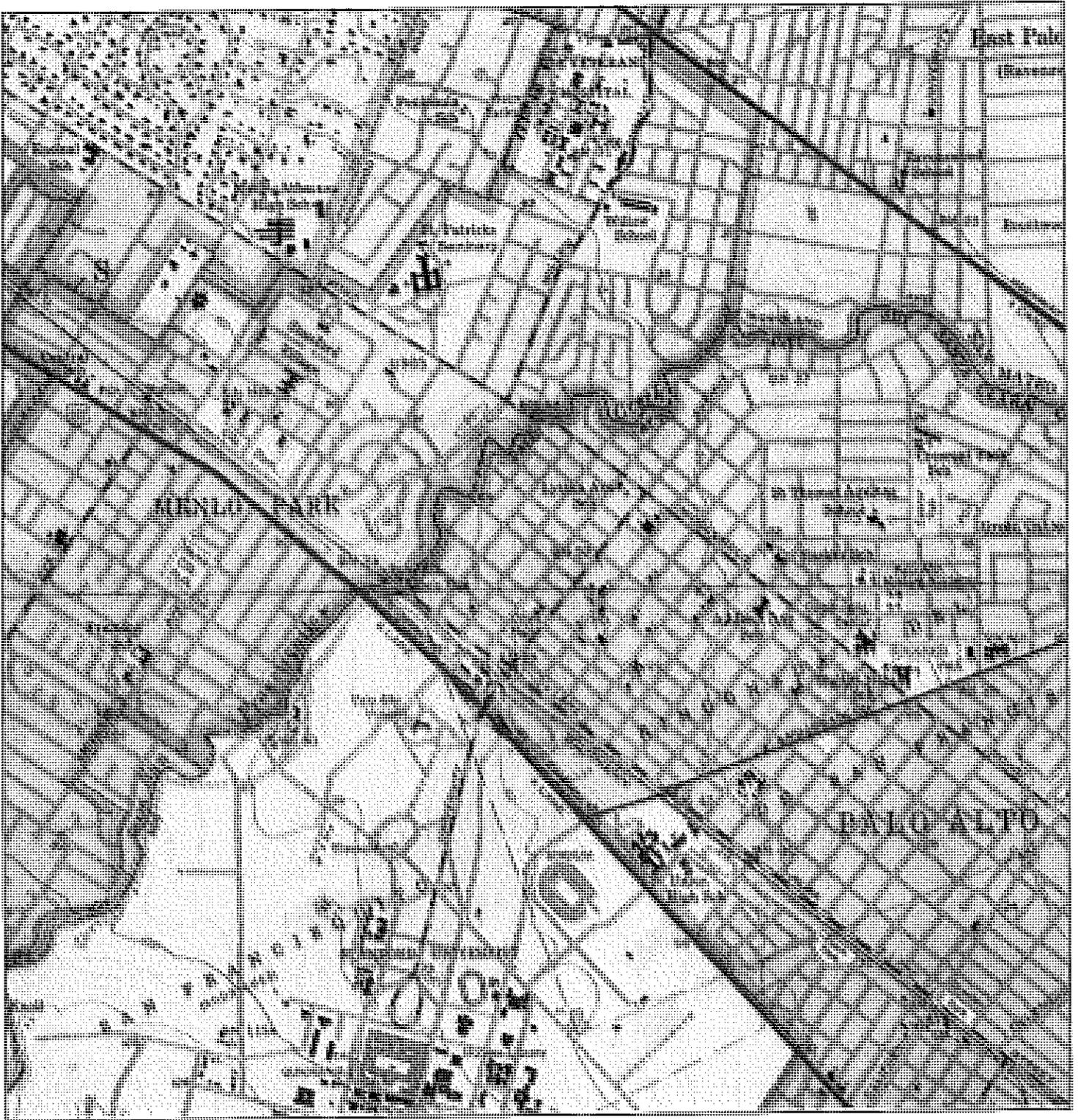
<b>N</b> ↑	TARGET QUAD NAME: PALO ALTO MAP YEAR: 1947	SITE NAME: Residence ADDRESS: 411 Lytton Ave Palo Alto, CA 94301 LAT/LONG: 37.4481 / -122.1616	CLIENT: Romig Consulting Engineers CONTACT: Chris Palmer INQUIRY#: 3172177.4 RESEARCH DATE: 09/23/2011
	SERIES: 15 SCALE: 1:50000		

# Historical Topographic Map



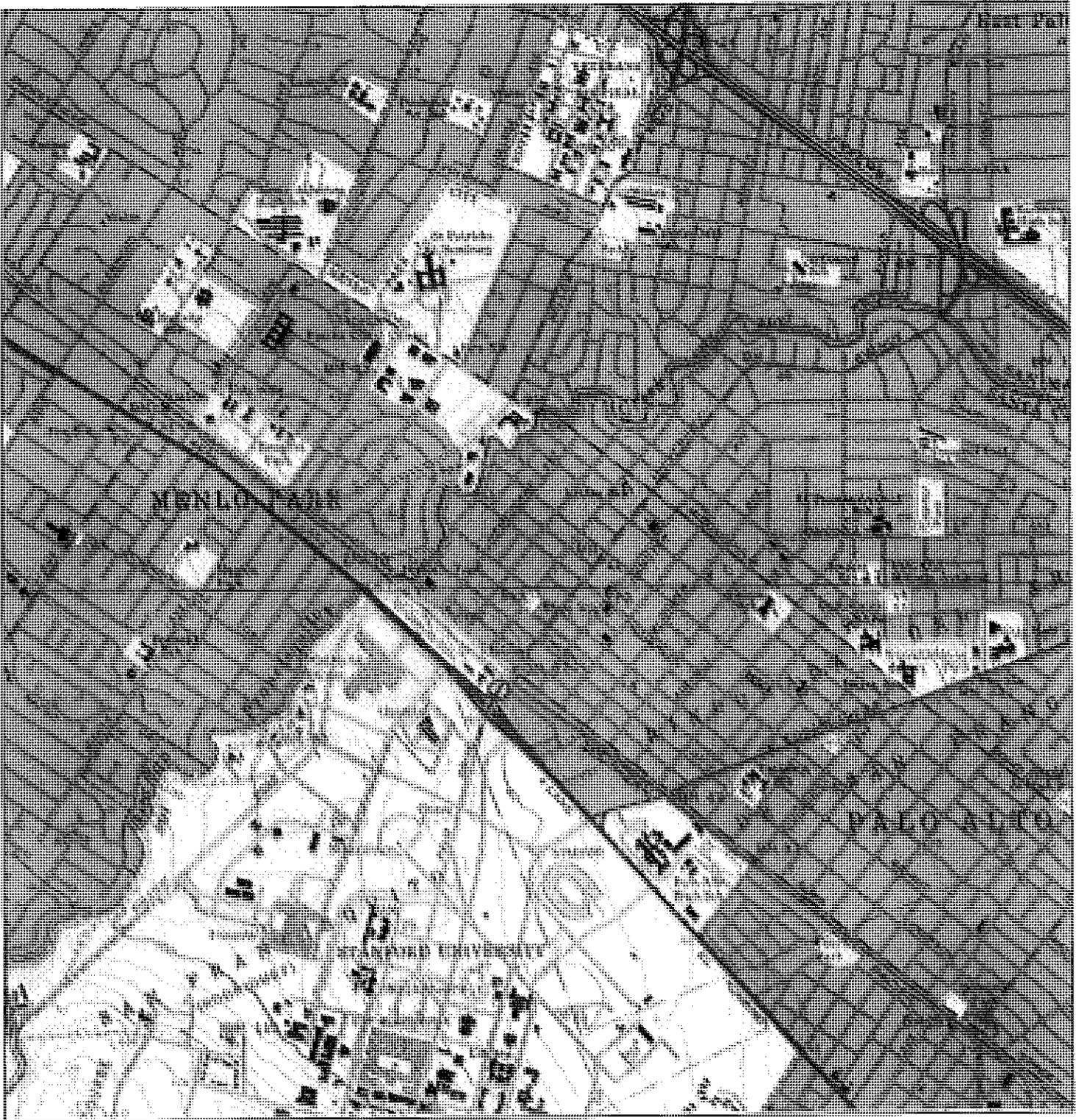
	TARGET QUAD	SITE NAME: Residence	CLIENT: Romig Consulting Engineers
	NAME: PALO ALTO	ADDRESS: 411 Lytton Ave	CONTACT: Chris Palmer
	MAP YEAR: 1948	Palo Alto, CA 94301	INQUIRY#: 3172177.4
	SERIES: 15	LAT/LONG: 37.4481 / -122.1616	RESEARCH DATE: 09/23/2011
	SCALE: 1:62500		

# Historical Topographic Map



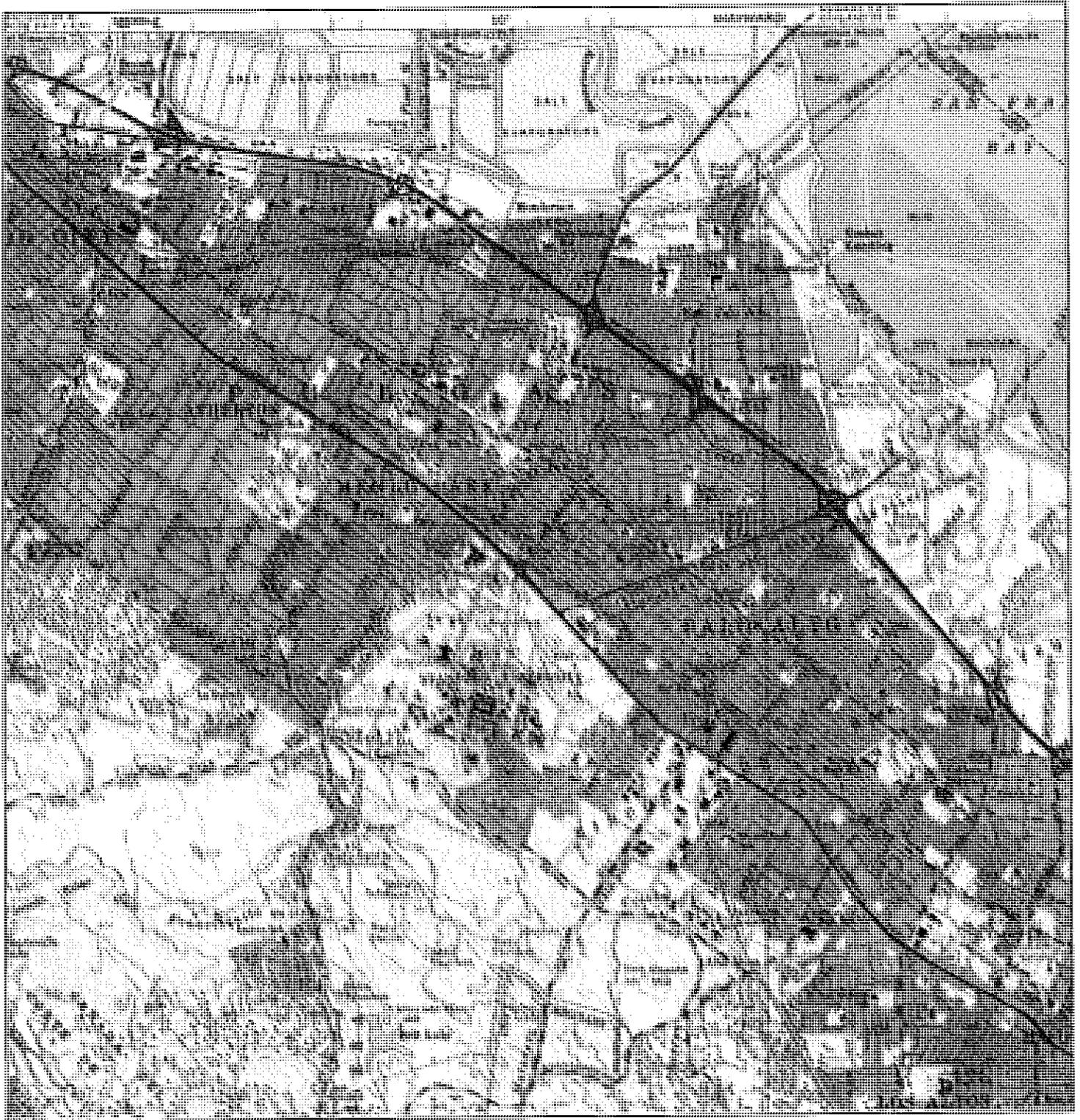
<b>N</b> ↑	TARGET QUAD NAME: PALO ALTO MAP YEAR: 1953	SITE NAME: Residence ADDRESS: 411 Lytton Ave Palo Alto, CA 94301 LAT/LONG: 37.4481 / -122.1616	CLIENT: Romig Consulting Engineers CONTACT: Chris Palmer INQUIRY#: 3172177.4 RESEARCH DATE: 09/23/2011
	SERIES: 7.5 SCALE: 1:24000		

# Historical Topographic Map



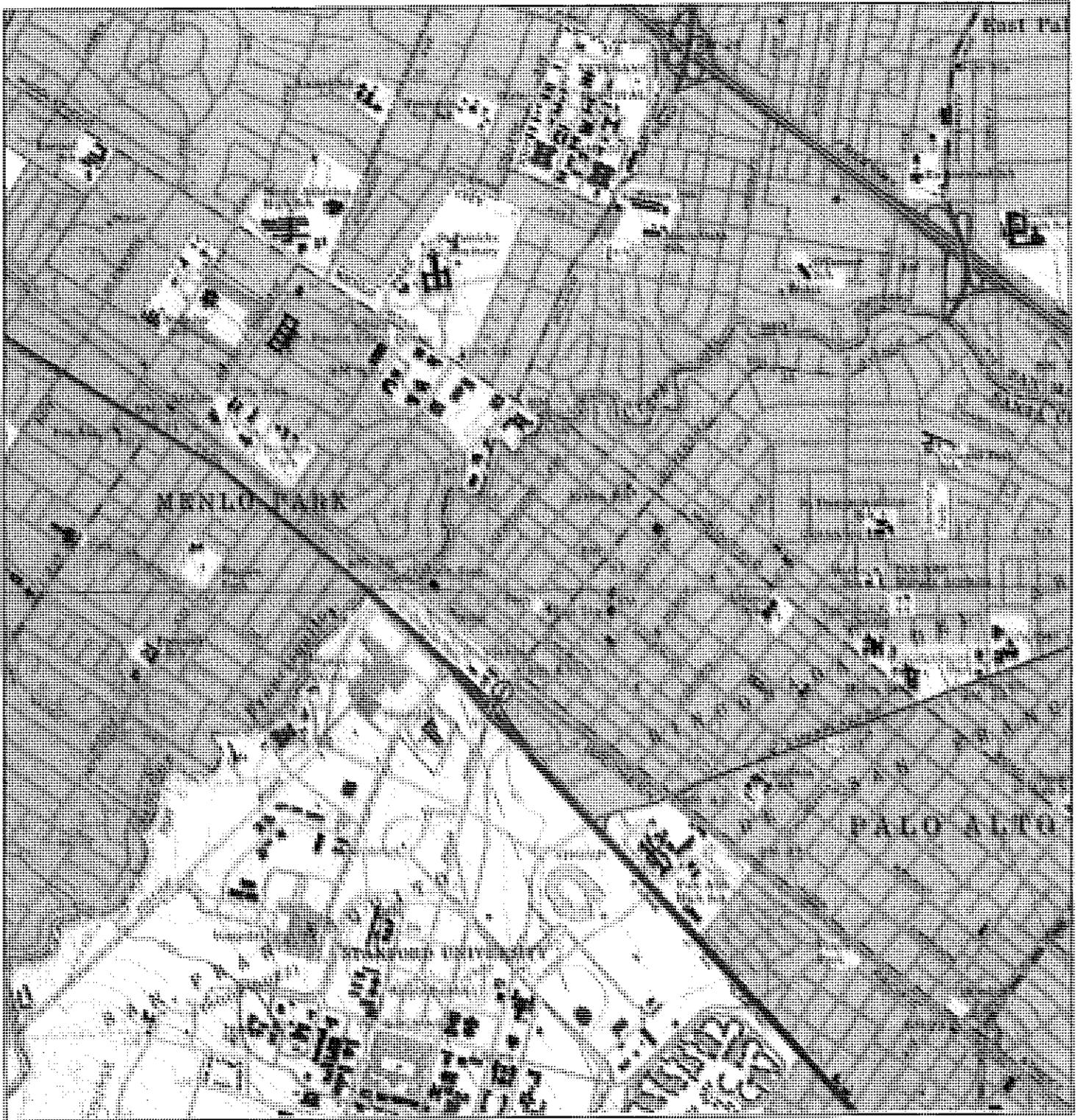
	TARGET QUAD	SITE NAME: Residence	CLIENT: Romig Consulting Engineers
	NAME: PALO ALTO	ADDRESS: 411 Lytton Ave	CONTACT: Chris Palmer
	MAP YEAR: 1961	Palo Alto, CA 94301	INQUIRY#: 3172177.4
	SERIES: 7.5	LAT/LONG: 37.4481 / -122.1616	RESEARCH DATE: 09/23/2011
	SCALE: 1:24000		

# Historical Topographic Map



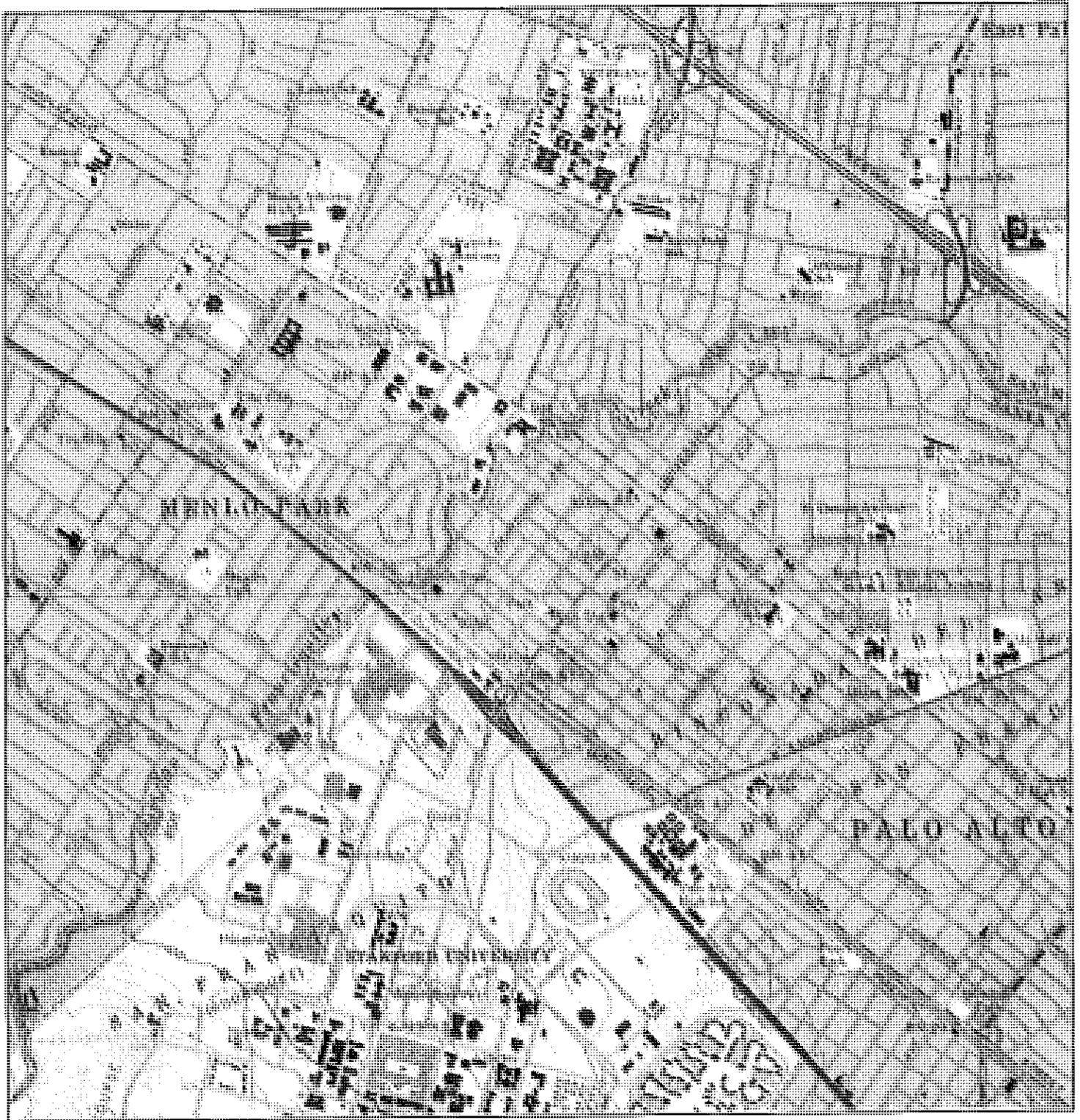
<b>N</b> ↑	TARGET QUAD	SITE NAME: Residence	CLIENT: Romig Consulting Engineers
	NAME: PALO ALTO	ADDRESS: 411 Lytton Ave	CONTACT: Chris Palmer
	MAP YEAR: 1961	Palo Alto, CA 94301	INQUIRY#: 3172177.4
	SERIES: 15	LAT/LONG: 37.4481 / -122.1616	RESEARCH DATE: 09/23/2011
	SCALE: 1:62500		

# Historical Topographic Map



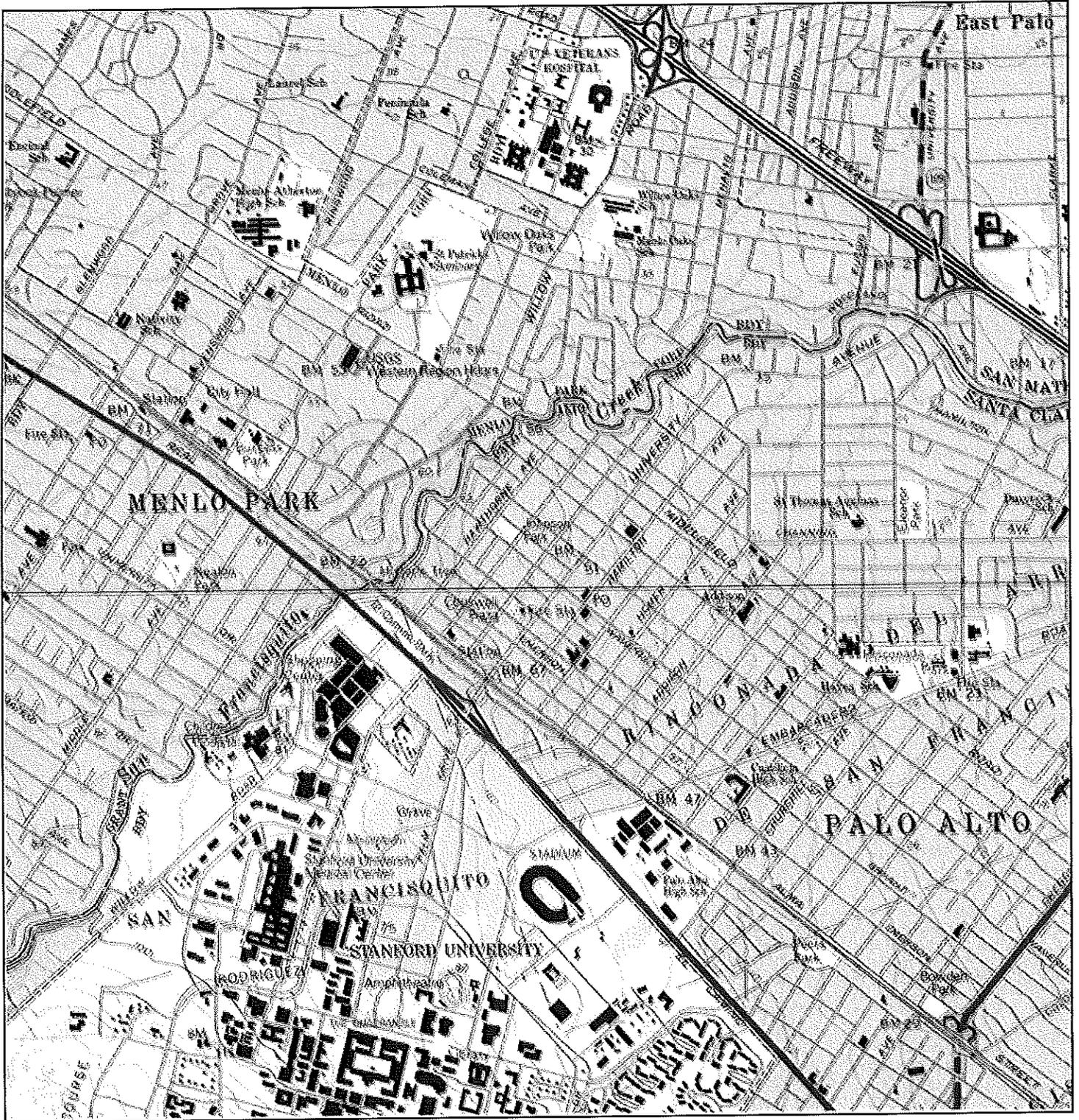
	TARGET QUAD	SITE NAME: Residence	CLIENT: Romig Consulting Engineers
	NAME: PALO ALTO	ADDRESS: 411 Lytton Ave	CONTACT: Chris Palmer
	MAP YEAR: 1968	Palo Alto, CA 94301	INQUIRY#: 3172177.4
	PHOTOREVISED: 1961	LAT/LONG: 37.4481 / -122.1616	RESEARCH DATE: 09/23/2011
	SERIES: 7.5		
	SCALE: 1:24000		

# Historical Topographic Map



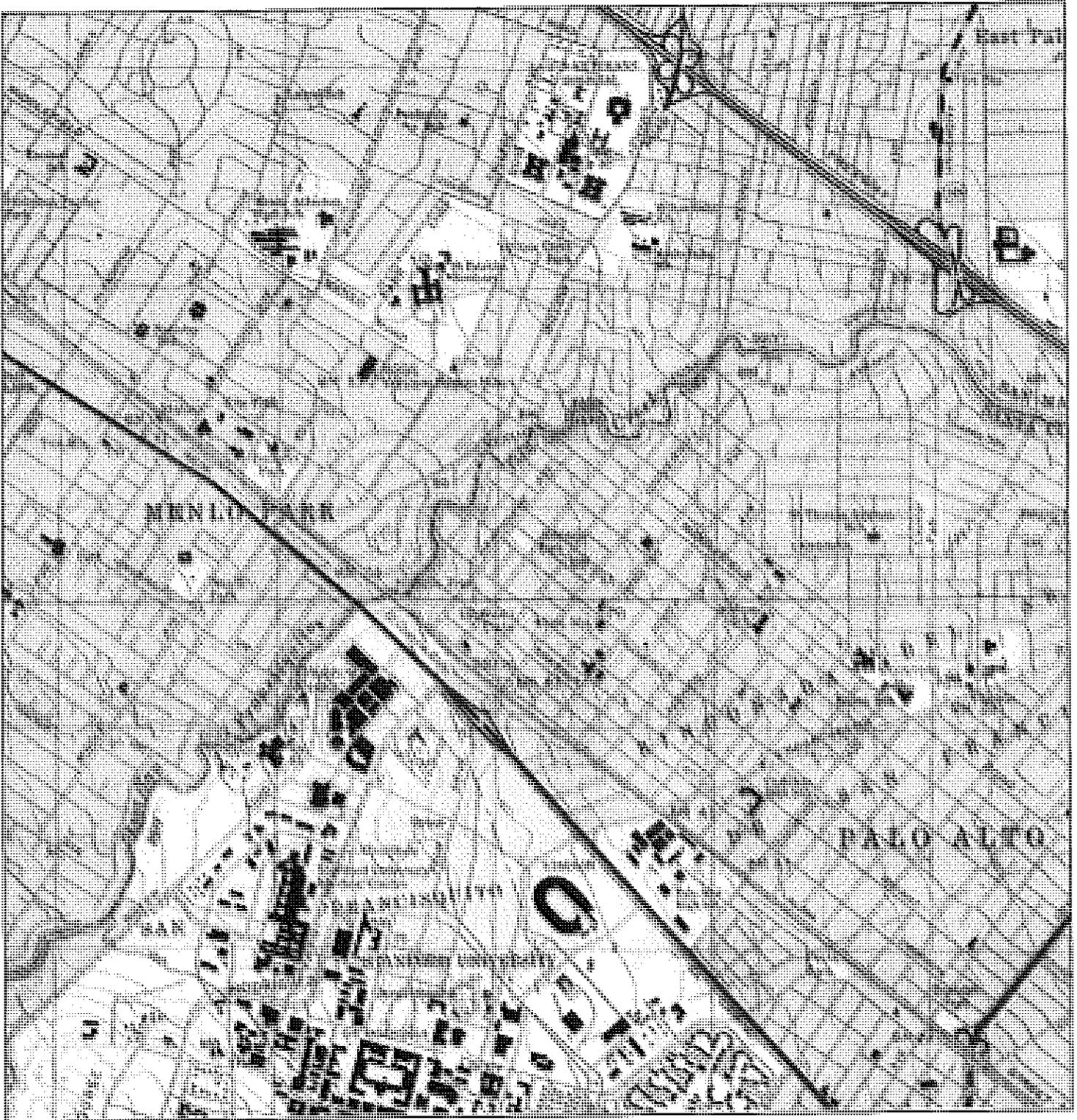
	TARGET QUAD	SITE NAME: Residence	CLIENT: Romig Consulting Engineers
	NAME: PALO ALTO	ADDRESS: 411 Lytton Ave	CONTACT: Chris Palmer
	MAP YEAR: 1973	Palo Alto, CA 94301	INQUIRY#: 3172177.4
	PHOTOREVISED: 1961	LAT/LONG: 37.4481 / -122.1616	RESEARCH DATE: 09/23/2011
	SERIES: 7.5		
	SCALE: 1:24000		

# Historical Topographic Map



<p>N ↑</p>	TARGET QUAD	SITE NAME:	Residence	CLIENT:	Romig Consulting Engineers
	NAME: PALO ALTO	ADDRESS:	411 Lytton Ave	CONTACT:	Chris Palmer
	MAP YEAR: 1991		Palo Alto, CA 94301	INQUIRY#:	3172177.4
		LAT/LONG:	37.4481 / -122.1616	RESEARCH DATE:	09/23/2011
	SERIES: 7.5				
	SCALE: 1:24000				

# Historical Topographic Map



	TARGET QUAD	SITE NAME: Residence	CLIENT: Romig Consulting Engineers
	NAME: PALO ALTO	ADDRESS: 411 Lytton Ave	CONTACT: Chris Palmer
	MAP YEAR: 1997	Palo Alto, CA 94301	INQUIRY#: 3172177.4
		LAT/LONG: 37.4481 / -122.1616	RESEARCH DATE: 09/23/2011
	SERIES: 7.5		
SCALE: 1:24000			

**Residence**

411 Lytton Ave  
Palo Alto, CA 94301

Inquiry Number: 3172177.11  
September 23, 2011

**EDR Building Permit Report**

Target Property and Adjacent Properties

# EDR Building Permit Report: Search Documentation

9/23/11

**Site Name:**

Residence  
411 Lytton Ave  
Palo Alto, CA 94301

**Client Name:**

Romig Consulting Engineers  
1390 El Camino Real  
San Carlos, CA 94070



EDR Inquiry # 3172177.11

Contact: Chris Palmer

## Search Documentation

### DATA GAP

The complete collection of Building Permit data available to EDR has been searched, and as of 9/23/11, EDR does not have access to building permits in the city where your target property is located (Palo Alto, CA).

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## EDR BUILDING PERMIT REPORT

### About This Report

The EDR Building Permit Report provides a practical and efficient method to search building department records for indications of environmental conditions. Generated via a search of municipal building permit records gathered from more than 1,600 cities nationwide, this report will assist you in meeting the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05), or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

Building permit data can be used to identify current and/or former operations and structures/features of environmental concern. The data can provide information on a target property and adjoining properties such as the presence of underground storage tanks, pump islands, sumps, drywells, etc., as well as information regarding water, sewer, natural gas, electrical connection dates, and current/former septic tanks.

### ASTM and EPA Requirements

ASTM E 1527-05 lists building department records as a "standard historical source," as detailed in § 8.3.4.7: "Building Department Records – The term building department records means those records of the local government in which the property is located indicating permission of the local government to construct, alter, or demolish improvements on the property." ASTM also states that "Uses in the area surrounding the property shall be identified in the report, but this task is required only to the extent that this information is revealed in the course of researching the property itself."

EPA's Standards and Practices for All Appropriate Inquires (AAI) states: "§312.24: Reviews of historical sources of information. (a) Historical documents and records must be reviewed for the purposes of achieving the objectives and performance factors of §312.20(e) and (f). Historical documents and records may include, but are not limited to, aerial photographs, fire insurance maps, building department records, chain of title documents, and land use records."

### Methodology

EDR has developed the EDR Building Permit Report through our partnership with BuildFax, the nation's largest repository of building department records. BuildFax collects, updates, and manages building department records from local municipal governments. The database now includes 30 million permits, on more than 10 million properties across 1,600 cities in the United States.

The EDR Building Permit Report comprises local municipal building permit records, gathered directly from local jurisdictions, including both target property and adjoining properties. Years of coverage vary by municipality. Data reported includes (where available): date of permit, permit type, permit number, status, valuation, contractor company, contractor name, and description.

Incoming permit data is checked at seven stages in a regimented quality control process, from initial data source interview, to data preparation, through final auditing. To ensure the building department is accurate, each of the seven quality control stages contains, on average, 15 additional quality checks, resulting in a process of approximately 105 quality control "touch points."

For more information about the EDR Building Permit Report, please contact your EDR Account Executive at (800) 352-0050.



**Residence**

411 Lytton Ave  
Palo Alto, CA 94301

Inquiry Number: 3172177.8  
September 23, 2011

The EDR Property Tax Map Report

## EDR Property Tax Map Report

Environmental Data Resources, Inc.'s EDR Property Tax Map Report is designed to assist environmental professionals in evaluating potential environmental conditions on a target property by understanding property boundaries and other characteristics. The report includes a search of available property tax maps, which include information on boundaries for the target property and neighboring properties, addresses, parcel identification numbers, as well as other data typically used in property location and identification.

*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

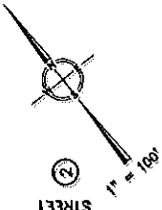
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BOOK 120 PAGE 14



P.M. 746-M-8  
HAMPTHORNE AVENUE  
CD 1803852

UNIT	AREA	SITUS
1	178	242
2	179	340

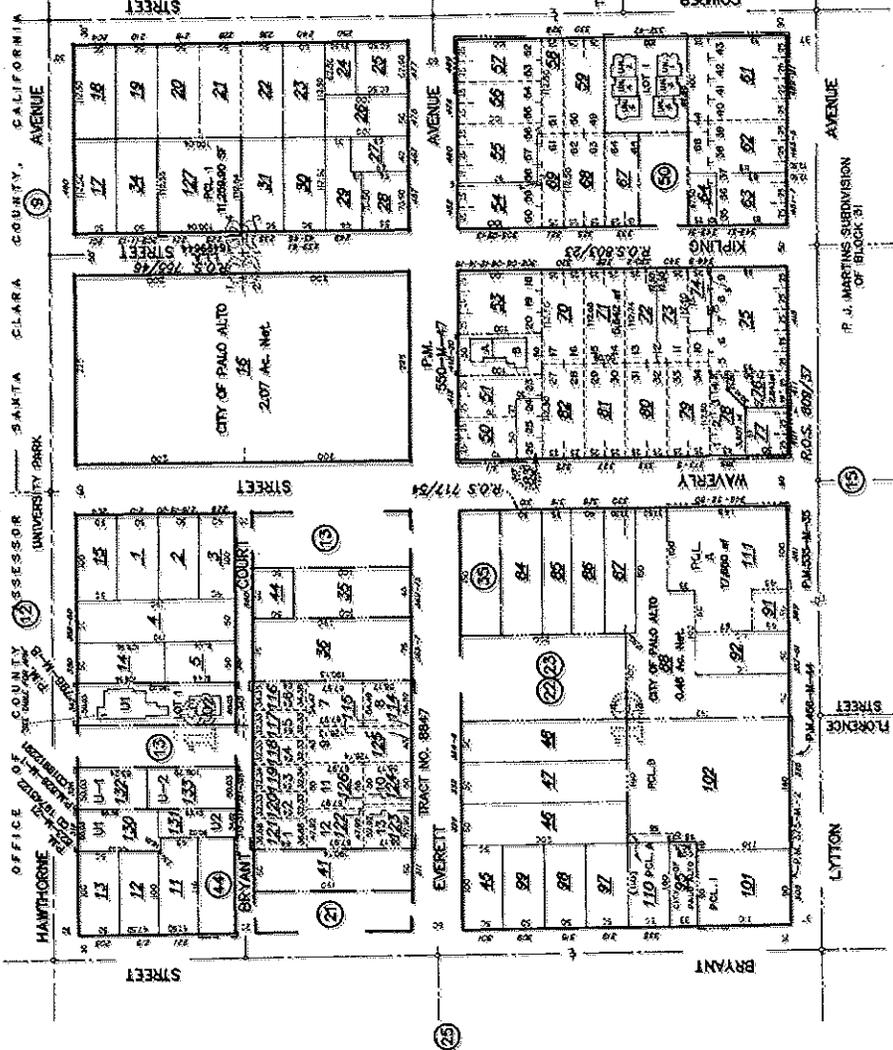
P.M. 550-M-47  
EVERETT AVENUE

UNIT	AREA	SITUS
A	112	418
B	113	420

TR. NO. 7107  
CORNER STREET  
CONDOMINIUM

UNIT	AREA	SITUS
1	104	342
2	105	332
3	106	340
4	107	334
5	108	336
6	109	338

LAURENCE L. STONE, ASSESSOR  
Created map by automated program and  
checked for accuracy by:  
Clerk of the Assessor's Office  
Created: 04/11/2008 10:00:00



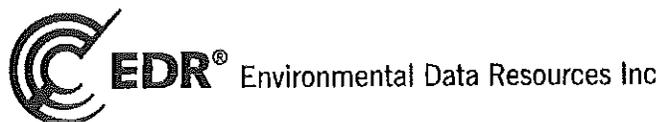
**Residence**

411 Lytton Ave  
Palo Alto, CA 94301

Inquiry Number: 3172177.5

September 26, 2011

The EDR Aerial Photo Decade Package



440 Wheelers Farms Road  
Milford, CT 06461  
800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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**Date EDR Searched Historical Sources:**

Aerial Photography September 26, 2011

**Target Property:**

411 Lytton Ave

Palo Alto, CA 94301

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1939	Aerial Photograph. Scale: 1"=555'	Flight Year: 1939	Fairchild
1943	Aerial Photograph. Scale: 1"=555'	Flight Year: 1943	Aero
1956	Aerial Photograph. Scale: 1"=555'	Flight Year: 1956	Aero
1965	Aerial Photograph. Scale: 1"=333'	Flight Year: 1965	Cartwright
1976	Aerial Photograph. Scale: 1"=550'	Flight Year: 1976	NASA
1982	Aerial Photograph. Scale: 1"=690'	Flight Year: 1982	USGS
1991	Aerial Photograph. Scale: 1"=604'	/Composite DOQQ - acquisition dates: 1991	EDR
1998	Aerial Photograph. Scale: 1"=666'	Flight Year: 1998	USGS
2005	Aerial Photograph. Scale: 1"=604'	Flight Year: 2005	EDR
2006	Aerial Photograph. Scale: 1"=604'	Flight Year: 2006	EDR

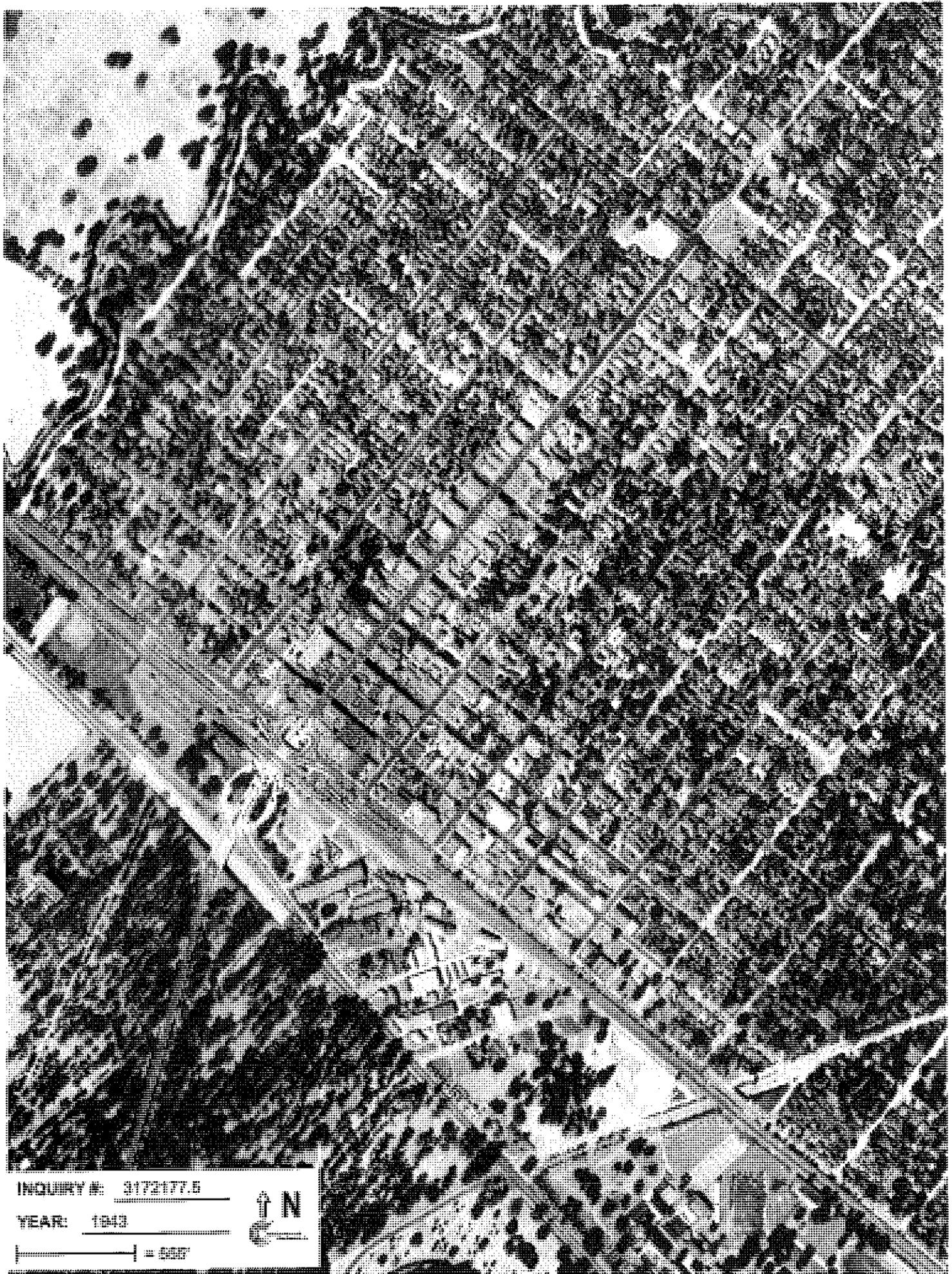


INQUIRY #: 3173177.5

YEAR: 1930

1" = 555'



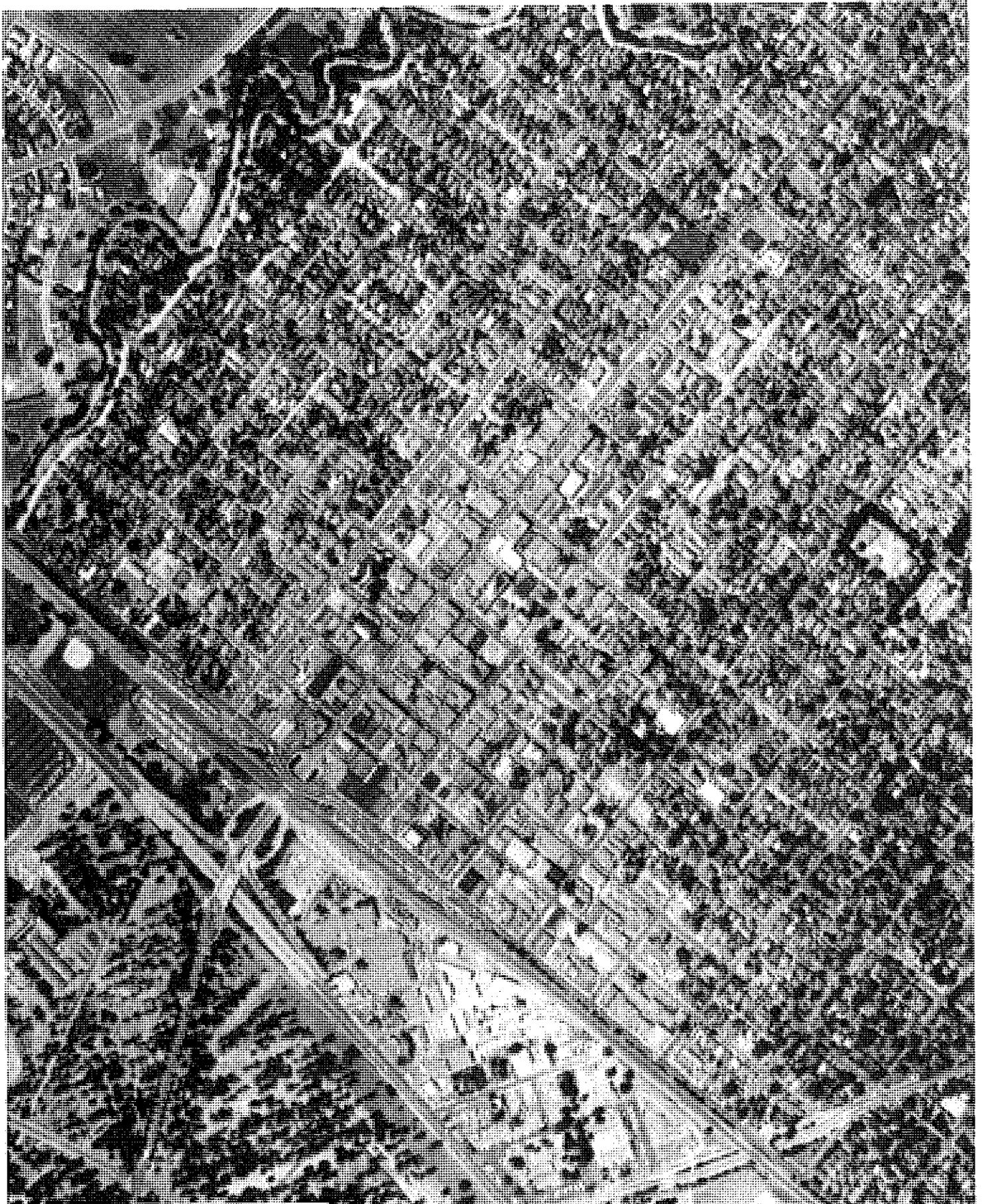


INQUIRY #: 3172177.5

YEAR: 1943

1" = 500'





INQUIRY #: 3172177.6

YEAR: 1955

1" = 500'



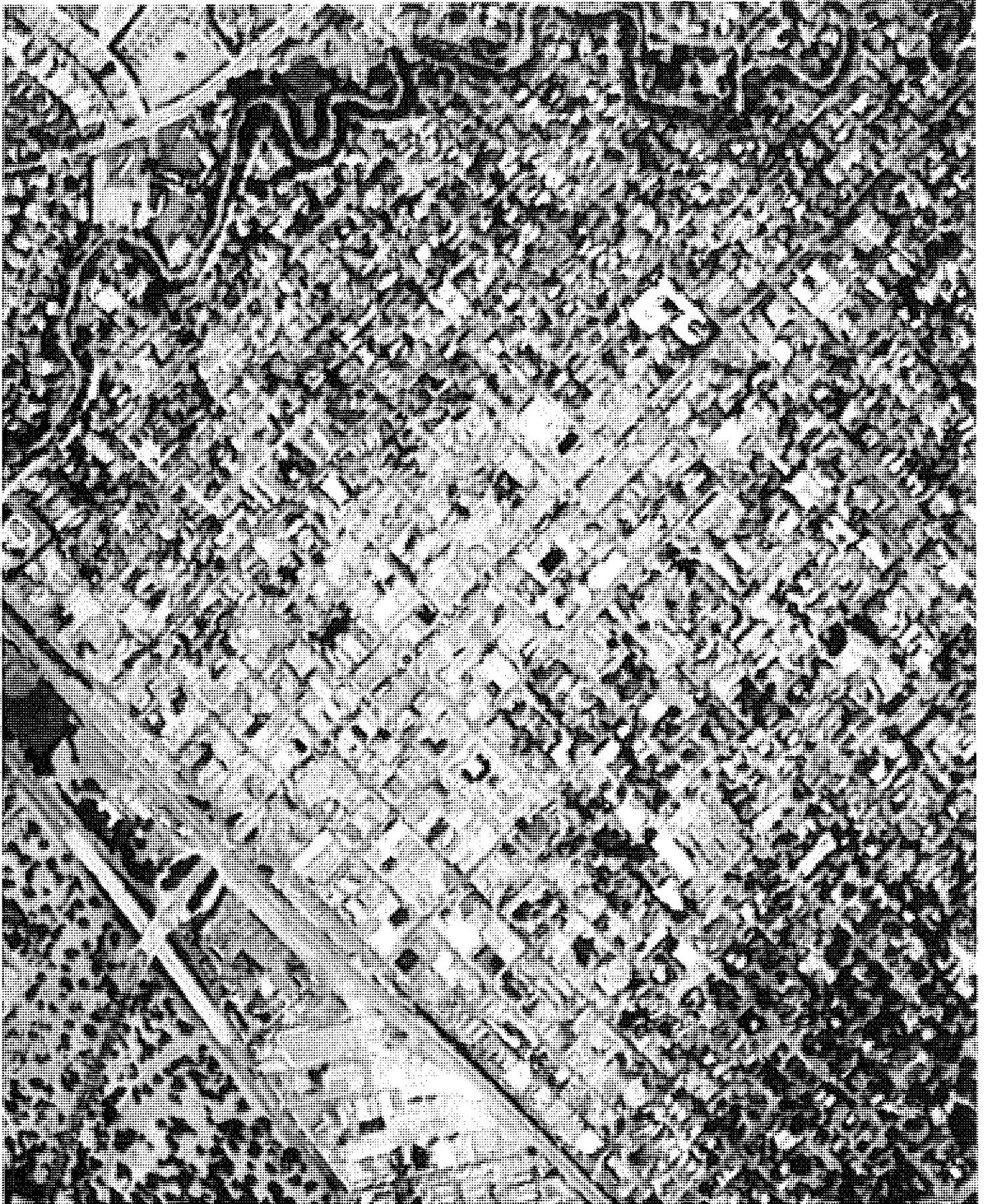


INQUIRY #: 3173177.5

YEAR: 1992

1" = 500'





INQUIRY #: 3172177.5

YEAR: 1978

1" = 500'





INQUIRY #: 3172177.5

YEAR: 1995

1" = 333'





INQUIRY #: 3172177.5

YEAR: 2006

1" = 600'





INQUIRY #: 3172177.5

YEAR: 2005

 = 604'





INQUIRY #: 3172177.5

YEAR: 1990

1" = 600'



MISSOURI STATE GEOLOGICAL SURVEY



INQUIRY #: 3172177.5

YEAR: 1991

1" = 500'



**APPENDIX D**

**QUALIFICATION OF ENVIRONMENTAL PROFESSIONAL**

## **RESUME OF QUALIFICATIONS**

### **REPRESENTATIVE EXPERIENCE**

Christopher M. Palmer has diversified experience in hydrogeologic and engineering geologic studies in California and other States. He has performed and supervised hundreds of investigations for contaminant soil and groundwater assessment, sampling, and groundwater monitoring well design and installation, and aquifer data analysis and report preparation. Additional work includes onsite sewage wastewater absorption system testing and Phase One Environmental Site Assessments. Mr. Palmer is also experienced in regulatory negotiation and compliance for petroleum, solvent, and metals contamination, shallow soil pesticide contaminants, and development and implementation of plans for soil and groundwater site cleanup and site "closure" (no further work required).

Project experience includes assessments at military and industrial sites, RCRA RI/FS studies, underground storage tanks, onsite wastewater disposal for residential and light commercial development, municipal landfill site investigations and expansion of municipal and hazardous waste disposal sites. Mr. Palmer has provided contaminant hydrogeology instruction through university extension classes and to professional societies and government agencies, and has authored professional journal publications and the book "Principles of Contaminant Hydrogeology (1991; 1996)."

### **EDUCATION**

California State University, Fresno, B. A. Geology, Jan. 1975.

California State University, Fresno, M. A. Geology, Dec. 1978.

Continuing Education classes in hydrogeology, chemistry, regulations, 1981-present.

### **CERTIFICATIONS**

OSHA 29 CFR 1910.120 Hazardous Waste Training (40 hr., with 8 hr. updates).

### **PROFESSIONAL REGISTRATIONS**

State of California Professional Geologist No. 3989; Certified Engineering Geologist No. 1262; Certified Hydrogeologist No. 246.

State of Arkansas Registered Geologist No. 320.

State of Pennsylvania Registered Geologist No. 892.

### **PROFESSIONAL SOCIETIES**

National Groundwater Association.

Association of Engineering Geologists

Groundwater Resources Association of California

# *Tom Edwards & Associates*

## Environmental Consulting

Telephone (510) 410-2014

22693 Sunset Ridge Drive  
Auburn, California 95602

Fax (530) 268-2669

June 19, 2013

Ms. Amanda Cooper  
**FIRST REPUBLIC BANK**  
2275 El Camino Real  
Palo Alto, CA 94306

TEA Proj. No. 13-3600

**Subject: LenderCheck Report Review for: 437 Lytton Avenue, Palo Alto, California**

Dear Ms. Cooper,

We have reviewed the attached ERS report which rated the subject property as MEDIUM LOW.

The subject property is listed on the ERS report as HWIS-CA (MAP ID #1) for disposal of asbestos-containing waste possibly associated with remodeling.

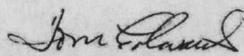
There are no listings that should have an adverse effect on the subject property. Based on the documents reviewed, we do not feel additional investigation is warranted at this time.

If you should have any questions or comments concerning this letter of review, please contact us at your convenience.

Respectfully yours,  
Tom Edwards & Associates



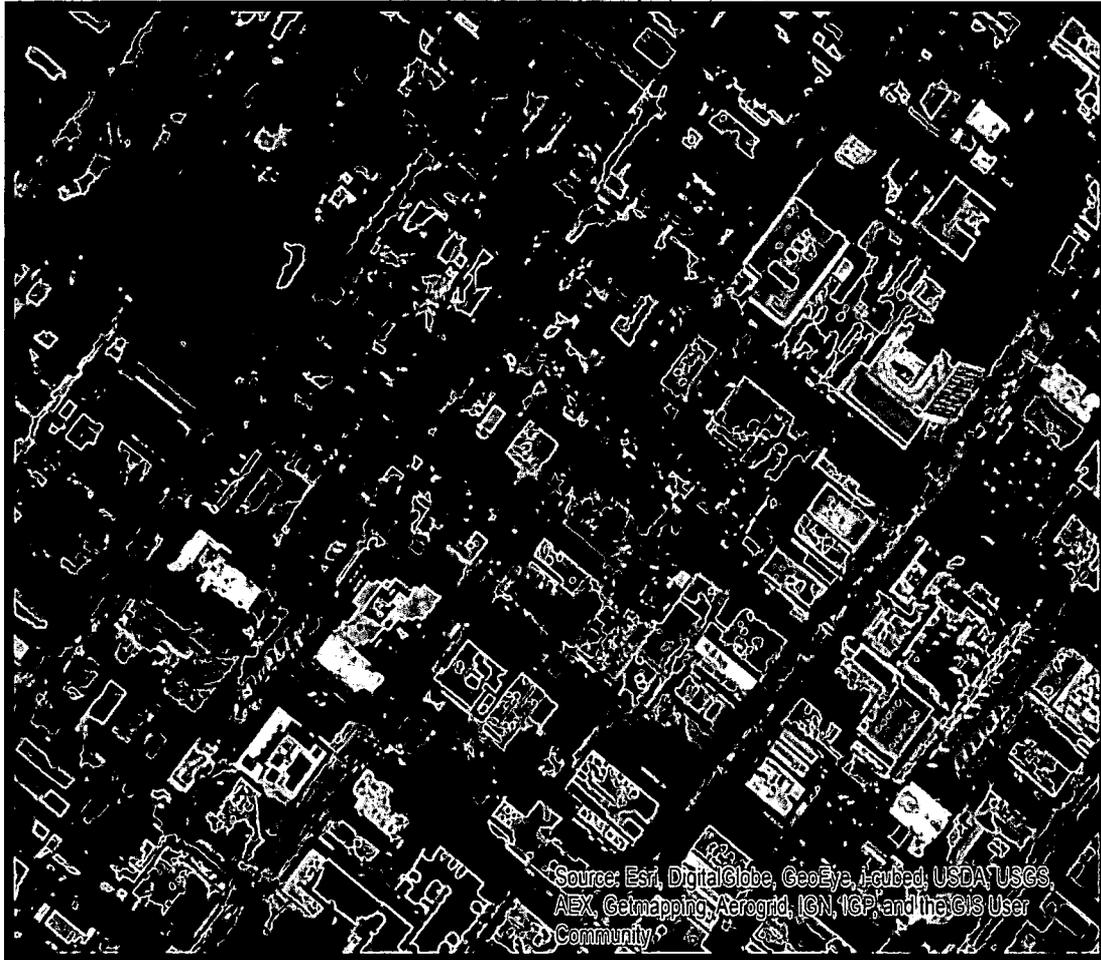
Jen Moser, P.G.



Tom Edwards



# COLOR



Prepared by:

**ERS – Environmental Record Search**  
**(800) 377-2430**

**Site Location:**

437 Lytton Ave  
Palo Alto, CA

(N 37-26-54, W 122-9-40) NAD83

# Lender-Check ✓

An Environmental Risk Determination Report

(One Mile Environmental Records Search, Exceeds ASTM 1527/1528 and EPA All Appropriate Inquiry)

# CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>1</b>
<b>LISTED OCCURRENCE SUMMARY .....</b>	<b>6</b>
<b>SITE LOCATION TOPOGRAPHIC MAP .....</b>	<b>9</b>
<b>SITE LOCATION STREET MAP .....</b>	<b>10</b>
<b>1-MILE RADIUS STREET MAP W/OCCURRENCES .....</b>	<b>11</b>
<b>1/4-MILE RADIUS STREET MAP W/OCCURRENCES .....</b>	<b>12</b>
<b>1-MILE TOPOGRAPHIC MAP W/OCCURRENCES .....</b>	<b>13</b>
<b>LISTED OCCURRENCE DETAILS.....</b>	<b>14</b>
<b>RECORD SOURCES SEARCHED .....</b>	<b>62</b>
<b>OCCURENCES NOT MAPPED .....</b>	<b>99</b>
<b>DISCLAIMER, LIMITS AND LIABILITIES.....</b>	<b>100</b>

## EXECUTIVE SUMMARY

### INFORMATION ON THE REQUESTED LOCATION

<b>Site Address:</b>	437 Lytton Ave Palo Alto, CA
<b>Client Project Number:</b>	13-3600
<b>Coordinates:</b>	N 37-26-54, W 122-9-40 (NAD 83)
<b>ERS Project Number:</b>	2104639964
<b>Subject Site Listed on the following lists:</b>	Not Listed
<b>Subject Site Listed as Map ID#:</b>	N/A
<b>USGS 7.5 Minute Quad Map:</b>	Palo Alto
<b>Township, Section and Range:</b>	Township: 05S Range: 03W Section: 35 Baseline: Mt. Diablo
<b>Site Elevation: (feet above mean sea level)</b>	52
<b>Flood Zone: (FEMA Q3 Digital Data)</b>	Panel: Not available
<b>Fire Insurance Map Coverage:</b>	Yes Volume: PALO ALTO
<b>Date of Report</b>	June 19, 2013

### POTENTIAL RISK TO SUBJECT SITE

<b>Levels:</b>	Medium Low - The subject property is not listed with a known or potential contamination issue; however there are sites with known open or potential contamination issues within 1 mile which may have impacted the subject site.
<b>Recommendation:</b>	Groundwater contamination does not appear to constitute a health hazard to the site's occupants unless the occupants have or will come into contact with the groundwater and/or vapors from groundwater. As long as groundwater is not used for domestic or irrigation purposes on site and the groundwater is not at a shallow depth, the risk from these sites is likely to be low.

Note: This report assumes that the subject site has never been used for automotive, dry cleaning, trucking, industrial, manufacturing, gas station, or similar uses that involve any chemicals or petroleum products. It is recommended that a Phase I Environmental Site Assessment be performed on these types of sites. ERS assumes no liability what so ever for these risk determinations and recommends that the user interprets the risk for each site listed for themselves.

**KEY TO POTENTIAL RISK FOR IDENTIFIED OCCURRENCES**

<b>Level:</b>	<b>Description:</b>
High	The subject site is listed with a known contamination issue that is still listed as an open case by the regulatory agency.
Medium High	The subject property is reported with a potential contamination issue or has a user of hazardous materials or petroleum products.
Medium	The listed site is a known or potential contamination issue that based on the type of listed site may have impacted the subject site.
Medium Low	The listed site is a known or potential contamination issue within one mile which may have impacted the subject site.
Low	The listed site is not a known or potential contamination issue and is unlikely to have impacted the subject site or the listed site is a known potential contamination issue, but due to its distance from the subject site it's unlikely to have impacted the subject site.

<b>MAP ID #</b>	<b>LIST</b>	<b>DISTANCE</b>	<b>LOW</b>	<b>MEDIUM LOW</b>	<b>MEDIUM</b>	<b>MEDIUM HIGH</b>	<b>HIGH</b>
49	Cal VCP Active	0.358	X				
43	LUST-Open-CA	0.345	X				
45	SLIC-Open-CA	0.348	X				
54	SLIC-Open-CA	0.4	X				
16	FRS-US	0.098		X			
11	FRS-US	0.074		X			
12	FRS-US	0.091		X			
26	Air-CA	0.199		X			
56	Air-CA	0.441	X				
47	Air-CA	0.351	X				
37	Air-CA	0.267	X				
21	Air-CA	0.17		X			
24	Air-CA	0.186		X			
46	Air-CA	0.351	X				
60	Air-CA	0.474	X				
29	Air-CA	0.214		X			
11	Hist-Printers	0.074		X			
17	Hist-Printers	0.099		X			
10	Hist-Printers	0.07		X			
5	Hist-Service Stations	0.046		X			
15	Hist-Cleaners	0.095		X			
6	Hist-Cleaners	0.047		X			
11	RCRA-US	0.074	X				
16	RCRA-US	0.098	X				
12	RCRA-US	0.091	X				
48	LUST-Closed-CA	0.356	X				
36	LUST-Closed-CA	0.243	X				
38	LUST-Closed-CA	0.276	X				

MAP ID #	LIST	DISTANCE	LOW	MEDIUM LOW	MEDIUM	MEDIUM HIGH	HIGH
44	LUST-Closed-CA	0.348	X				
52	LUST-Closed-CA	0.375	X				
31	LUST-Closed-CA	0.217	X				
42	LUST-Closed-CA	0.337	X				
34	LUST-Closed-CA	0.231	X				
57	LUST-Closed-CA	0.446	X				
55	LUST-Closed-CA	0.422	X				
58	LUST-Closed-CA	0.464	X				
33	LUST-Closed-CA	0.228	X				
26	LUST-Closed-CA	0.199	X				
61	LUST-Closed-CA	0.477	X				
12	LUST-Closed-CA	0.091	X				
27	LUST-Closed-CA	0.205	X				
62	LUST-Closed-CA	0.483	X				
50	LUST-Closed-CA	0.359	X				
53	LUST-Closed-CA	0.396	X				
19	LUST-Closed-CA	0.112	X				
39	LUST-Closed-CA	0.303	X				
59	LUST-Closed-CA	0.466	X				
51	LUST-Closed-CA	0.362	X				
41	LUST-Closed-CA	0.33	X				
20	UST-CA	0.154	X				
7	Hist-UST	0.056	X				
35	Hist-US	0.233	X				
28	Hist-US	0.213	X				
22	Hist-US	0.172	X				
32	Hist-US	0.22	X				
9	Hist-US	0.069	X				
12	Hist-US	0.091	X				
18	Hist-US	0.1	X				
25	Hist-US	0.194	X				
40	SLIC-Closed-CA	0.319	X				

MAP ID #	LIST	DISTANCE	LOW	MEDIUM LOW	MEDIUM	MEDIUM HIGH	HIGH
49	Historical- CA	0.358	X				
30	Hist-CA	0.216	X				
23	Hist-CA	0.179	X				
26	Hist-CA	0.199	X				
8	HWIS-CA	0.058	X				
12	HWIS-CA	0.091	X				
8	HWIS-CA	0.058	X				
14	HWIS-CA	0.092	X				
1	HWIS-CA	0.002	X				
13	HWIS-CA	0.092	X				
16	HWIS-CA	0.098	X				
9	HWIS-CA	0.069	X				
2	HWIS-CA	0.015	X				
3	HWIS-CA	0.043	X				
8	HWIS-CA	0.058	X				
4	HWIS-CA	0.043	X				
18	HWIS-CA	0.1	X				
3	HWIS-CA	0.043	X				
12	HWIS-CA	0.091	X				

Soil Type: (USGS STATSGO Data)	
BOTELLA 0% to 5% slopes, 55% of total	URBAN LAND 0% to 45% slopes, 30% of total
XERORTHENTS 30% to 75% slopes, 15% of total	

In-House Aerial Photos or Historical Topo Maps	
1994 Aerial File:FSXL3124 Rank: 4	1944 USGS Map File:30D9944_PJA Rank: 4
1961 USGS Map File:30D61XX_PJA Rank: 4	1911 USGS Map File:30D9911_PJA Rank: 4
1899 USGS Map File:30D99XX_PJA Rank: 4	1939 Aerial File:4D3973E014 Rank: 3
1939 Aerial File:4D3973E015 Rank: 4	1939 Aerial File:4D3973E016 Rank: 2
1939 Aerial File:4D3973E020 Rank: 2	1939 Aerial File:4D3973E021 Rank: 1
1956 Aerial File:3D5673E440 Rank: 1	1956 Aerial File:3D5673E441 Rank: 3
1956 Aerial File:3D5673E442 Rank: 1	1956 Aerial File:3D5673E456 Rank: 3
1956 Aerial File:3D5673E457 Rank: 3	1956 Aerial File:3D5673E459 Rank: 3
1960 Aerial File:7D6073E569 Rank: 4	1960 Aerial File:7D6073E570 Rank: 4
1963 Aerial File:3D6373E466 Rank: 4	1963 Aerial File:7D6373E467 Rank: 4
1963 Aerial File:7D6373E468 Rank: 2	

### KEY TO AERIAL RANK OR HISTORICAL TOPO MAPS

Rank:	Description:
4	The subject site located near center of Aerial or Topographical map.
3	The subject site located towards edge of Aerial or Topographical map.
2	The subject site is likely covered and located near outer edge of Aerial or Topographical map.
1	The subject site is likely covered and located near outer corner of Aerial or Topographical map.

Radon
For County: 5.5% of homes predicted to be over 4 Pico Curies/Liter No details for the zip code.

Note: Radon is a naturally occurring colorless, odorless, tasteless radioactive gas that is formed from the normal radioactive decay of uranium. Uranium is present in small amounts in most rocks and soil. The US EPA's National Voluntary Action Level for Radon is set at or above 4 picocuries per liter (pCi/L). If radon levels are greater than 4 pCi/L, it is recommended that you contact an environmental firm to conduct radon sampling in the on-site structure(s). If radon levels are less than 4 pCi/L then testing is not recommended, however, the occurrence of radon is site-specific; only testing can determine the actual radon level at a particular site.

## LISTED OCCURRENCE SUMMARY

LIST SEARCHED	DISTANCE SEARCHED	0.125	0.25	0.5	1.0	TOTAL
AFS-US	0.125	0	-	-	-	0
Air-CA	0.5	0	4	5	-	9
BF-US	0.5	0	0	0	-	0
BioFuel-US	0.25	0	0	-	-	0
Cal Eval-Hist	0.5	0	0	0	-	0
Cal Eval-Hist NFA	0.5	0	0	0	-	0
Cal Military Active	1	0	0	0	0	0
Cal Military NFA	0.5	0	0	0	-	0
Cal Military Other	1	0	0	0	0	0
Cal School Active	0.5	0	0	0	-	0
Cal School NFA	0.5	0	0	0	-	0
Cal School Other	0.5	0	0	0	-	0
Cal State Response Active	1	0	0	0	0	0
Cal State Response NFA	0.5	0	0	0	-	0
Cal State Response Other	0.5	0	0	0	-	0
Cal Superfund Active	1	0	0	0	0	0
Cal Superfund NFA	1	0	0	0	0	0
Cal Superfund Other	1	0	0	0	0	0
Cal VCP Active	0.5	0	0	1	-	1
Cal VCP NFA	0.5	0	0	0	-	0
Cal VCP Other	0.5	0	0	0	-	0
CDL-CA	0.125	0	-	-	-	0
CDL-US	0.125	0	-	-	-	0
Cerclis-Archived-US	0.5	0	0	0	-	0
CERCLIS-US	0.5	0	0	0	-	0
CHWF-CA	0.5	0	0	0	-	0
Controls-CA	0.5	0	0	0	-	0
Controls-US	0.5	0	0	0	-	0
CORTESE-CA	0.125	0	-	-	-	0
County-Landfills	0.5	0	0	0	-	0
CUPA-CA	0.25	0	0	-	-	0
Delisted-NPL-US	1	0	0	0	0	0
EGRID-US	0.5	0	0	0	-	0
ERNS-US	0.125	0	-	-	-	0
FRS-US	0.125	3	-	-	-	3
FUDS-US	1	0	0	0	0	0
HAULERS-CA	0.125	0	-	-	-	0
Hist-Agriculture	0.125	0	-	-	-	0
Hist-Auto Dealers	0.125	0	-	-	-	0

LIST SEARCHED	DISTANCE SEARCHED	0.125	0.25	0.5	1.0	TOTAL
Hist-Auto Repair	0.125	0	-	-	-	0
Hist-CA	0.25	0	3	-	-	3
Hist-Chemical Manufacturing	0.125	0	-	-	-	0
Hist-Cleaners	0.125	2	-	-	-	2
Hist-Controls-CA	0.5	0	0	0	-	0
Hist-FIFRA-US	0.125	0	-	-	-	0
Hist-Machine Shop	0.125	0	-	-	-	0
Hist-Manufacturing	0.125	0	-	-	-	0
Hist-Metal Plating	0.125	0	-	-	-	0
Hist-Mortuaries	0.125	0	-	-	-	0
Historical-CA	0.5	0	0	1	-	1
Hist-Petroleum	0.125	0	-	-	-	0
Hist-Printers	0.125	3	-	-	-	3
Hist-RV-Dealers	0.125	0	-	-	-	0
Hist-Salvage	0.125	0	-	-	-	0
Hist-Service Stations	0.125	1	-	-	-	1
Hist-Transportation	0.125	0	-	-	-	0
Hist-Trucking	0.25	0	0	-	-	0
Hist-US	0.25	3	5	-	-	8
Hist-US-EC	0.5	0	0	0	-	0
Hist-US-IC	0.5	0	0	0	-	0
Hist-UST	0.125	1	-	-	-	1
Hist-Vehicle-Parts	0.125	0	-	-	-	0
HMIS-US	0.125	0	-	-	-	0
HWIS-CA	0.125	15	-	-	-	15
HWT-CA	0.125	0	-	-	-	0
ICIS-FEC-US	0.5	0	0	0	-	0
ICIS-NPDES-US	0.25	0	0	-	-	0
Land Disposal-CA	0.5	0	0	0	-	0
LUST-Closed-CA	0.5	2	6	16	-	24
LUST-Open-CA	0.5	0	0	1	-	1
MINES-US	0.25	0	0	-	-	0
NPL-US	1	0	0	0	0	0
OGW-CA	0.25	0	0	-	-	0
PADS-US	0.125	0	-	-	-	0
PCB-US	0.125	0	-	-	-	0
PCS-US	0.125	0	-	-	-	0
RADINFO-US	0.5	0	0	0	-	0
RCRA-COR-US	1	0	0	0	0	0
RCRA-TSD-US	0.5	0	0	0	-	0
RCRA-US	0.125	3	-	-	-	3
RESPONSE-CA	0.125	0	-	-	-	0
RFG-Lab-US	0.125	0	-	-	-	0
ROD-US	0.5	0	0	0	-	0
SLIC-Closed-CA	0.5	0	0	1	-	1
SLIC-Open-CA	0.5	0	0	2	-	2
SSTS-US	0.25	0	0	-	-	0
SWIS-CA	0.5	0	0	0	-	0

LIST SEARCHED	DISTANCE SEARCHED	0.125	0.25	0.5	1.0	TOTAL
SWRCY-CA	0.125	0	-	-	-	0
Tribal-LUST-Closed	0.5	0	0	0	-	0
Tribal-LUST-Open	0.5	0	0	0	-	0
Tribal-UST	0.125	0	-	-	-	0
TRIS-US	0.125	0	-	-	-	0
TSCA-US	0.125	0	-	-	-	0
USGS-WaterWells	1	0	0	0	0	0
UST-CA	0.25	0	1	-	-	1
WIP-Active	0.5	0	0	0	-	0
WIP-Backlog	0.5	0	0	0	-	0
WIP-Historical	0.5	0	0	0	-	0



**SITE LOCATION TOPOGRAPHIC MAP**

U.S. Geological Survey. Palo Alto Quadrangle  
 7.5 Minute Series, Approximate Scale: 1: 24000



	<p>437 Lytton Ave          Palo Alto, CA</p>	<p>FIGURE: 1          JOB: 13-3600          DATE: 6/19/2013</p>
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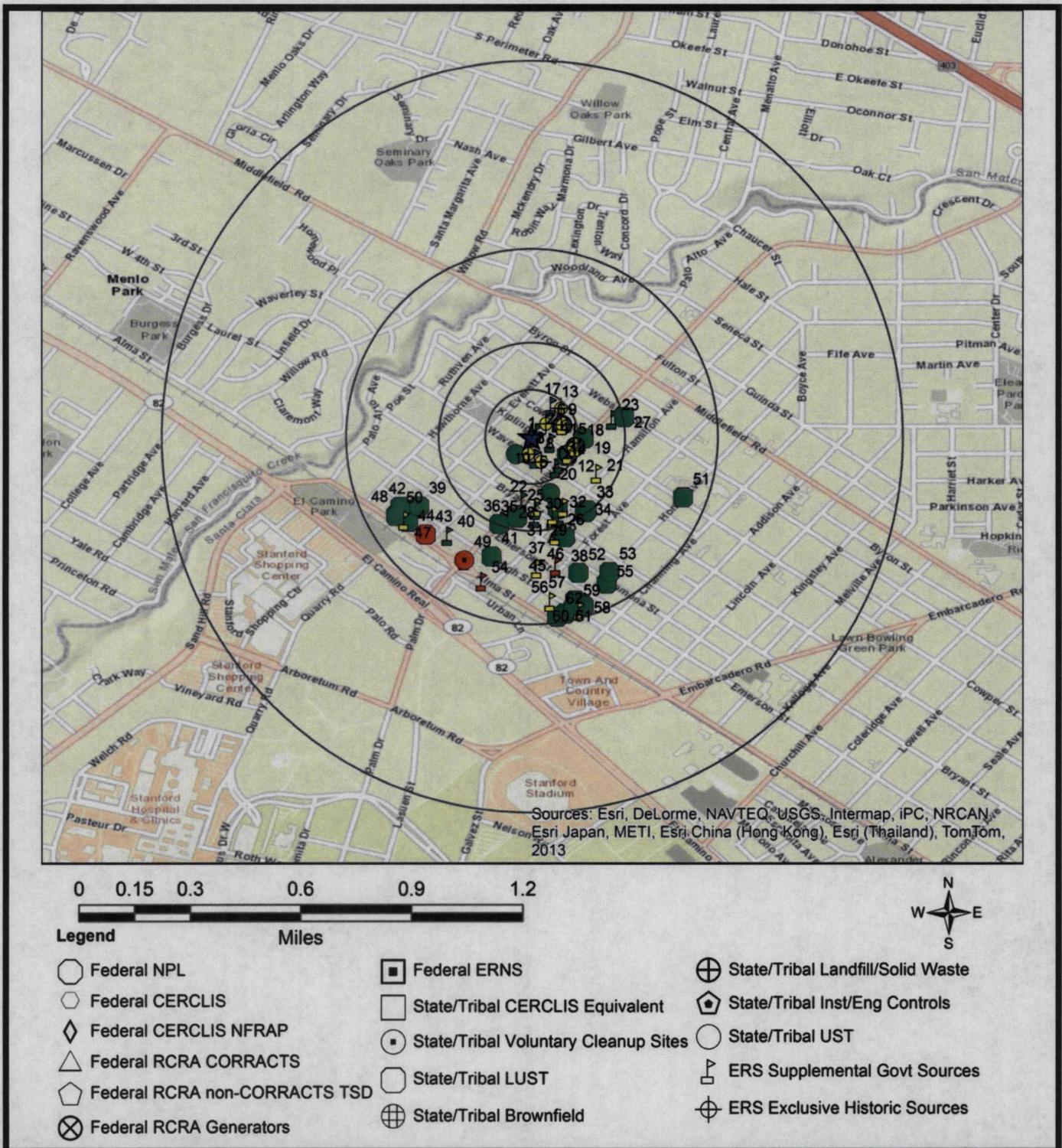
**SITE LOCATION STREET MAP**

Approximate Scale: 1: 24000



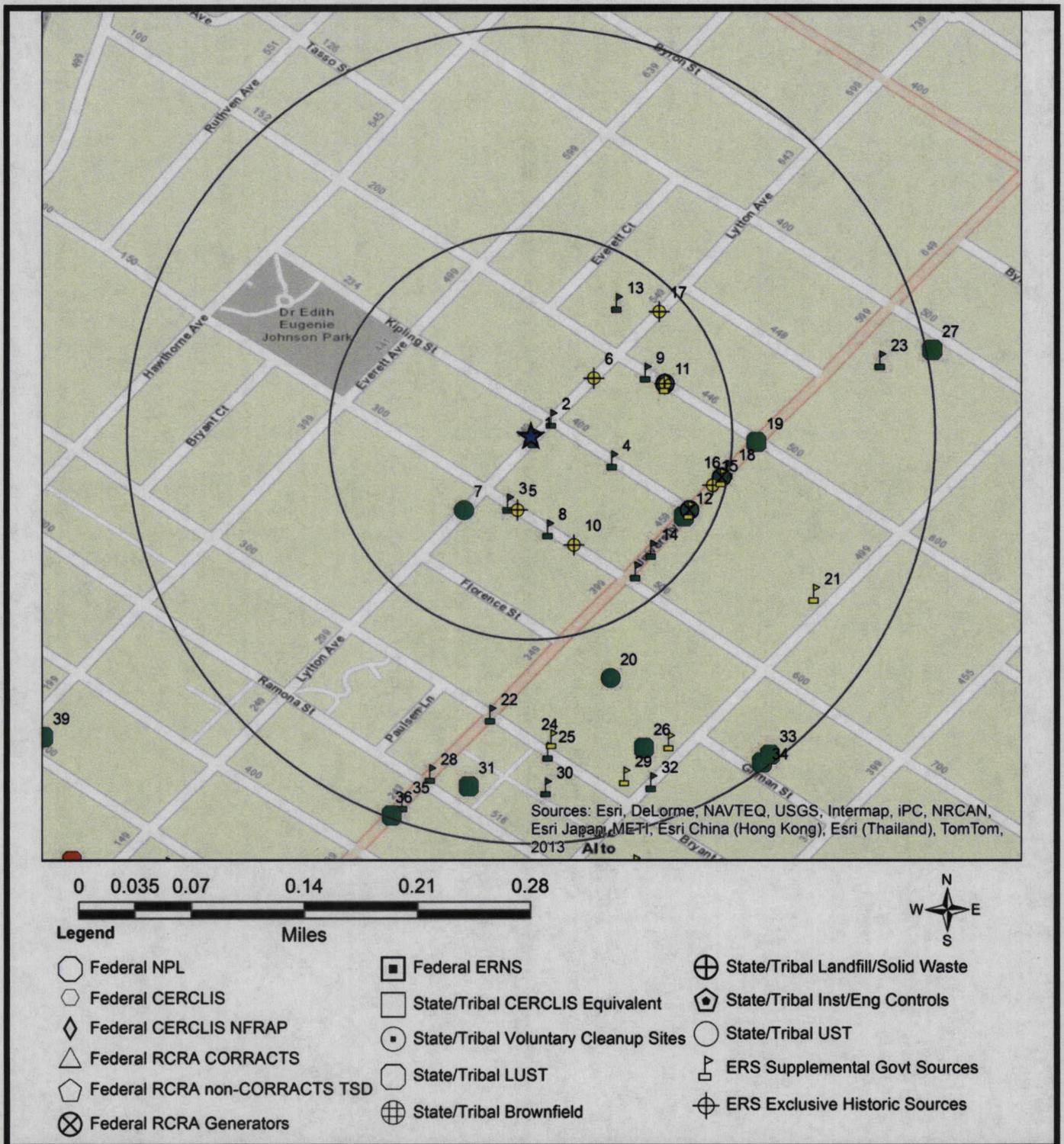
	<p>437 Lytton Ave Palo Alto, CA</p>	<p>FIGURE: JOB: 13-3600 DATE: 6/19/2013</p>
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# 1-MILE RADIUS STREET MAP W/OCCURRENCES



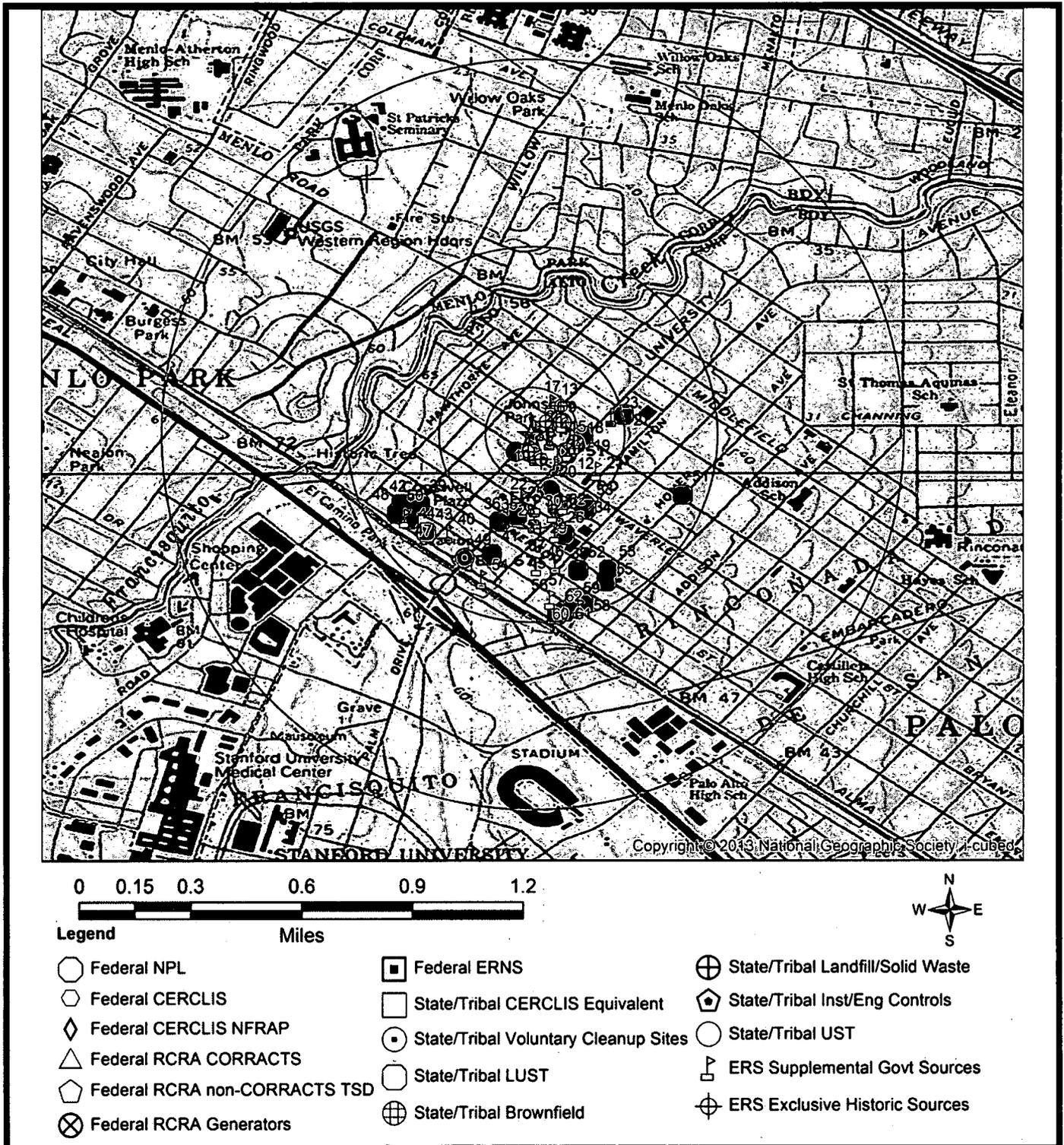
All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. Occurrences are shown in three colors to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the list should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore do not likely present an environmental risk.

# 1/4-MILE RADIUS STREET MAP W/OCCURRENCES



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. Occurrences are shown in three colors to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the list should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore do not likely present an environmental risk.

# 1-MILE TOPOGRAPHIC MAP W/OCCURRENCES



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. Occurrences are shown in three colors to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in RED are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in YELLOW have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the list should be reviewed for further information. Occurrences shown in GREEN are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore do not likely present an environmental risk.

## LISTED OCCURRENCE DETAILS

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	< 0.01 miles SE	52 ft (0 ft higher than site)	<b>1</b>
<b>SITE NAME</b>				<b>AGENCY ID#</b>
CHARLES EDELSTEIN				CAC002248673
<b>ADDRESS</b>		<b>CITY</b>		<b>ZIP</b>
437 LYTTON		PALO ALTO		94306
<b>DETAILS</b>				
Year: 2000 CAT_DESC: Asbestos containing waste CODE_VALUE_DESC: DISPOSAL, LAND FILL TONS: 10.53 Year: 2000 CAT_DESC: Asbestos containing waste CODE_VALUE_DESC: LANDFILL TONS: 10.53				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.01 miles NE	52 ft (0 ft higher than site)	<b>2</b>
<b>SITE NAME</b>				<b>AGENCY ID#</b>
UNIVERSITY GRAPHICS				CAL000038629
<b>ADDRESS</b>		<b>CITY</b>		<b>ZIP</b>
451 LYTTON AVENUE		PALO ALTO		94301
<b>DETAILS</b>				
Year: 1993 CAT_DESC: Photochemicals/photoprocessing waste CODE_VALUE_DESC: RECYCLER TONS: 1.0341				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.04 miles SW	65 ft (13 ft higher than site)	<b>3</b>
<b>SITE NAME</b>				<b>AGENCY ID#</b>
CHRISTINE E HANSEN DDS				CAL000105458
<b>ADDRESS</b>		<b>CITY</b>		<b>ZIP</b>
416 WAVERLY ST STE A		PALO ALTO		94301

**DETAILS**

Year: 2002  
 CAT\_DESC: Unspecified organic liquid mixture  
 CODE\_VALUE\_DESC: TREATMENT, TANK  
 TONS: 0.01  
 Year: 2002  
 CAT\_DESC: Unspecified organic liquid mixture  
 CODE\_VALUE\_DESC: TREATMENT, TANK  
 TONS: 0.01  
 Year: 2001  
 CAT\_DESC: Unspecified organic liquid mixture  
 CODE\_VALUE\_DESC: TREATMENT, TANK  
 TONS: 0.05  
 Year: 2000  
 CAT\_DESC: Unspecified organic liquid mixture  
 CODE\_VALUE\_DESC: TREATMENT, TANK  
 TONS: 0.02  
 Year: 2000  
 CAT\_DESC: Unspecified organic liquid mixture  
 CODE\_VALUE\_DESC: TREATMENT, TANK  
 TONS: 0.0083

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.04 miles SW	65 ft (13 ft higher than site)	<b>3</b>
SITE NAME				AGENCY ID#
SCOTT J LOMAN DDS				CAL923035972
ADDRESS			CITY	ZIP
416 WAVERLY ST			PALO ALTO	94301

DETAILS
<p>Year: 1999            CAT_DESC: Unspecified organic liquid mixture            CODE_VALUE_DESC: TREATMENT, TANK            TONS: 0.0125</p> <p>Year: 1999            CAT_DESC: Unspecified organic liquid mixture            CODE_VALUE_DESC: TREATMENT, TANK            TONS: 0.0083</p> <p>Year: 1998            CAT_DESC: Photochemicals/photoprocessing waste            CODE_VALUE_DESC: TREATMENT, TANK            TONS: 0.0208</p> <p>Year: 1998            CAT_DESC: Unspecified organic liquid mixture            CODE_VALUE_DESC: TREATMENT, TANK            TONS: 0.025</p> <p>Year: 1997            CAT_DESC: Unspecified organic liquid mixture            CODE_VALUE_DESC: TREATMENT, TANK            TONS: 0.0375</p> <p>Year: 1997            CAT_DESC: Photochemicals/photoprocessing waste            CODE_VALUE_DESC: TREATMENT, TANK            TONS: 0.0458</p> <p>Year: 1996            CAT_DESC: Unspecified organic liquid mixture            CODE_VALUE_DESC: TREATMENT, TANK            TONS: 0.0416</p> <p>Year: 1996            CAT_DESC: Photochemicals/photoprocessing waste            CODE_VALUE_DESC: TREATMENT, TANK            TONS: 0.0416</p> <p>Year: 1995            CAT_DESC: Unspecified organic liquid mixture            CODE_VALUE_DESC: TREATMENT, TANK            TONS: 0.0416</p> <p>Year: 1995            CAT_DESC: Photochemicals/photoprocessing waste            CODE_VALUE_DESC: TREATMENT, TANK            TONS: 0.0374</p> <p>Year: 1993            CAT_DESC: Photochemicals/photoprocessing waste            CODE_VALUE_DESC: RECYCLER            TONS: 0.0208</p>

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.04 miles SE	52 ft (0 ft higher than site)	<b>4</b>
SITE NAME				AGENCY ID#
ALTOS REPRODUCTIONS INC				CAL913185485
ADDRESS		CITY	ZIP	
440 KIPLING ST		PALO ALTO	94301	
DETAILS				
<p>Year: 1995            CAT_DESC: Photochemicals/photoprocessing waste            CODE_VALUE_DESC: TREATMENT, INCINERATION            TONS: 0.3336</p>				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Service Stations	Listed	0.05 miles SW	65 ft (13 ft higher than site)	<b>5</b>
<b>SITE NAME</b>				<b>AGENCY ID#</b>
7-Eleven				154502
<b>ADDRESS</b>		<b>CITY</b>	<b>ZIP</b>	
401 Waverley St		Palo Alto	94301	
<b>DETAILS</b>				
No Additional Details Found				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Cleaners	Listed	0.05 miles NE	55 ft (3 ft higher than site)	<b>6</b>
<b>SITE NAME</b>				<b>AGENCY ID#</b>
Lytton Cleaners				21204
<b>ADDRESS</b>		<b>CITY</b>	<b>ZIP</b>	
489 Lytton Ave		Palo Alto	94301	
<b>DETAILS</b>				
SIC Code: 7211 Desc: Laundry/Cleaner Services Year Listed: 2012 Source: Yellow Pages Online				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-UST	Listed	0.06 miles SW	65 ft (13 ft higher than site)	<b>7</b>
<b>SITE NAME</b>				<b>AGENCY ID#</b>
96226				1810
<b>ADDRESS</b>		<b>CITY</b>	<b>ZIP</b>	
390 LYTTON ST		PALO ALTO	94301	
<b>DETAILS</b>				
File Name: 0002D071.TIF Disc Volume: disc12 County: Santa Clara				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.06 miles SE	52 ft (0 ft higher than site)	<b>8</b>
SITE NAME				AGENCY ID#
WALLACE & EVELYN MCMILLS				CAC000955088
ADDRESS		CITY	ZIP	
431 WAVERLY ST		PALO ALTO	94301	
DETAILS				
Year: 1994 CAT_DESC: Asbestos containing waste CODE_VALUE_DESC: DISPOSAL, LAND FILL TONS: 3.7926 Year: 1994 CAT_DESC: Asbestos containing waste CODE_VALUE_DESC: LANDFILL TONS: 3.7926				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.06 miles SE	52 ft (0 ft higher than site)	<b>8</b>
SITE NAME				AGENCY ID#
ROWENA WU				CAC001142920
ADDRESS		CITY	ZIP	
431 WAVERLY ST		PALO ALTO	94301	
DETAILS				
Year: 1997 CAT_DESC: Asbestos containing waste CODE_VALUE_DESC: LANDFILL TONS: 5.0568 Year: 1997 CAT_DESC: Asbestos containing waste CODE_VALUE_DESC: DISPOSAL, LAND FILL TONS: 5.0568				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.06 miles SE	52 ft (0 ft higher than site)	<b>8</b>
SITE NAME				AGENCY ID#
OMEGA PRINTING				CAL000280158
ADDRESS		CITY	ZIP	
441 WAVERLEY ST		PALO ALTO	94301	

DETAILS	
Year: 2008	CAT_DESC: Other organic solids CODE_VALUE_DESC: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135) TONS: 0.2
Year: 2007	CAT_DESC: Other organic solids CODE_VALUE_DESC: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135) TONS: 0.25
Year: 2006	CAT_DESC: Photochemicals/photoprocessing waste CODE_VALUE_DESC: RECYCLER TONS: 0.22

LIST	STATUS	DISTANCE	ELEVATION	MAPID
Hist-US	No Longer Listed	0.07 miles NE	52 ft (0 ft higher than site)	<b>9</b>
SITE NAME				AGENCY ID#
PACIFIC BELL				BE9C5365- CAD042342964
ADDRESS		CITY	ZIP	
420 COWPER AVENUE		PALO ALTO	94301	
DETAILS				
Previous List: RCRA Archived: 3/2/2011 Subject to corrective action: NO				

LIST	STATUS	DISTANCE	ELEVATION	MAPID
HWIS-CA	Listed	0.07 miles NE	52 ft (0 ft higher than site)	<b>9</b>
SITE NAME				AGENCY ID#
PACIFIC TELEPHONE AND TELEGRAPH CO				CAD042342964
ADDRESS		CITY	ZIP	
420 COWPER AVENUE		PALO ALTO	94025	
DETAILS				
Year: 1993 CAT_DESC: Asbestos containing waste CODE_VALUE_DESC: DISPOSAL, LAND FILL TONS: 0.77				
Year: 1993 CAT_DESC: Asbestos containing waste CODE_VALUE_DESC: LANDFILL TONS: 0.77				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Printers	Listed	0.07 miles SE	52 ft (0 ft higher than site)	<b>10</b>
SITE NAME				AGENCY ID#
OMEGA PRINTING				172211
ADDRESS		CITY	ZIP	
441 WAVERLEY ST		Palo Alto	94301	
DETAILS				
Sic Code: 2759 Desc: Printer/Publisher/Comm./Retail				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
FRS-US	Listed	0.07 miles NE	52 ft (0 ft higher than site)	<b>11</b>
SITE NAME				AGENCY ID#
PACIFIC BELL				110006467162
ADDRESS		CITY	ZIP	
420 COWPER AVENUE		PALO ALTO	94301-1504	
DETAILS				
FRS FACILITY_DETAIL_REPORT_URL: <a href="http://iaspub.epa.gov/enviro/fii_query_detail_disp_program_facility?p_registry_id=110006467162">http://iaspub.epa.gov/enviro/fii_query_detail_disp_program_facility?p_registry_id=110006467162</a> CREATE_DATE: 01-MAR-00 UPDATE_DATE: 26-JAN-12 Program System: RCRAINFO INTEREST_TYPES: UNSPECIFIED UNIVERSE				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Printers	Listed	0.07 miles NE	52 ft (0 ft higher than site)	<b>11</b>
SITE NAME				AGENCY ID#
News America In Store				20766
ADDRESS		CITY	ZIP	
430 Cowper St		Palo Alto	94301	
DETAILS				
Sic Code: 2711 Desc: Printer/Publisher/Comm./Retail				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-US	Listed	0.07 miles NE	52 ft (0 ft higher than site)	<b>11</b>
SITE NAME				AGENCY ID#
PACIFIC BELL				CAD042342964
ADDRESS		CITY	ZIP	
420 COWPER AVENUE		PALO ALTO	94301	
DETAILS				
<p>Additional details may be found online using the following link:  <a href="http://oaspub.epa.gov/enviro/fii_query_dtl.disp_program_facility?pgm_sys_id_in=CAD042342964&amp;pgm_sys_acrmm_in=RCRAINFO">http://oaspub.epa.gov/enviro/fii_query_dtl.disp_program_facility?pgm_sys_id_in=CAD042342964&amp;pgm_sys_acrmm_in=RCRAINFO</a></p> <p>Owner Name: THE PACIFIC TELEPHONE AND TELEGRAPH CO</p> <p>Receive Date: 19960901  Current Site Name: PACIFIC BELL  Receive Date: 19810119  Current Site Name: PACIFIC BELL  Transporter Activity: Y  Receive Date: 19970909  Current Site Name: PACIFIC BELL</p>				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
FRS-US	Listed	0.09 miles SE	52 ft (0 ft higher than site)	<b>12</b>
SITE NAME				AGENCY ID#
MARTHA PAULINE SWAIN TRUSTEE				110012226661
ADDRESS		CITY	ZIP	
451 UNIVERSITY AVE		PALO ALTO	94301	
DETAILS				
<p>FRS_FACILITY_DETAIL_REPORT_URL:  <a href="http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110012226661">http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110012226661</a>  CREATE_DATE: 01-MAR-00  UPDATE_DATE: 26-JAN-12  Program System: RCRAINFO  INTEREST_TYPES: SQG</p>				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-US	Listed	0.09 miles SE	52 ft (0 ft higher than site)	<b>12</b>
SITE NAME				AGENCY ID#
MARTHA PAULINE SWAIN TRUSTEE				CAR000089946
ADDRESS		CITY	ZIP	
451 UNIVERSITY AVE		PALO ALTO	94301	

**DETAILS**

Additional details may be found online using the following link:  
[http://oaspub.epa.gov/enviro/fii\\_query\\_dtl\\_disp\\_program\\_facility?pgm\\_sys\\_id\\_in=CAR000089946&pgm\\_sys\\_acrmm\\_in=RCRAINFO](http://oaspub.epa.gov/enviro/fii_query_dtl_disp_program_facility?pgm_sys_id_in=CAR000089946&pgm_sys_acrmm_in=RCRAINFO)  
 ;  
 Generator Status Universe: SQG  
 Active Site Indicator: H----  
 Owner Name: MARTHA PAULINE SWAIN TRUSTEE  
 In Handler Universes: Y  
 In a Universe: Y

Receive Date: 20010111  
 Current Site Name: MARTHA PAULINE SWAIN TRUSTEE  
 Receive Date: 20010111  
 Current Site Name: MARTHA PAULINE SWAIN TRUSTEE

Waste Code Description: LEAD  
 Waste Code Description: DESCRIPTION

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.09 miles SE	52 ft (0 ft higher than site)	<b>12</b>
SITE NAME				AGENCY ID#
Varsity Theatre				T0608501967
ADDRESS		CITY	ZIP	
456 University Ave		Palo Alto	94301	
DETAILS				
URL: <a href="http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608501967">http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608501967</a> CASE_TYPE: LUST Cleanup Site Status Date: 1998-07-09 00:00:00 LEAD_AGENCY: SANTA CLARA COUNTY LOP CASEWORKER: UST LOCAL_AGENCY: SANTA CLARA COUNTY LOP FILE_LOCATION: Stored electronically as an E-file POTENTIAL_CONTAMINANTS_OF_CONCERN: Waste Oil / Motor / Hydraulic / Lubricating POTENTIAL_MEDIA_AFFECTED: Soil Date: 1950-01-01 00:00:00 Action Type: Other ACTION: Leak Reported Date: 1995-09-22 00:00:00 ACTION: Open - Case Begin Date Date: 1998-07-09 00:00:00 ACTION: Completed - Case Closed				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-US	No Longer Listed	0.09 miles SE	52 ft (0 ft higher than site)	<b>12</b>
SITE NAME				AGENCY ID#
MARTHA PAULINE SWAIN TRUSTEE				BE9C5365- CAR000089946
ADDRESS		CITY	ZIP	
451 UNIVERSITY AVE		PALO ALTO	94301	

**DETAILS**

Previous List: RCRA  
 Archived: 3/2/2011  
 Subject to corrective action: NO  
 Generator type: Small Quantity Generator

LIST	STATUS	DISTANCE	ELEVATION	MAPID
HWIS-CA	Listed	0.09 miles SE	52 ft (0 ft higher than site)	<b>12</b>
SITE NAME				AGENCY ID#
PALO ALTO THEATRE CORP				CAC001132288
ADDRESS		CITY	ZIP	
456 UNIVERSITY AVE		PALO ALTO	94301	

**DETAILS**

Year: 1995  
 CAT\_DESC: Other organic solids  
 CODE\_VALUE\_DESC: LANDFILL  
 TONS: 0.125  
 Year: 1995  
 CAT\_DESC: Other empty containers 30 gallons or more  
 CODE\_VALUE\_DESC: RECYCLER  
 TONS: 0.75  
 Year: 1995  
 CAT\_DESC: Other organic solids  
 CODE\_VALUE\_DESC: DISPOSAL, LAND FILL  
 TONS: 0.125

LIST	STATUS	DISTANCE	ELEVATION	MAPID
HWIS-CA	Listed	0.09 miles SE	52 ft (0 ft higher than site)	<b>12</b>
SITE NAME				AGENCY ID#
MARTHA PAULINE SWAIN TRUSTEE				CAR000089946
ADDRESS		CITY	ZIP	
451 UNIVERSITY AVE		PALO ALTO	94301	

**DETAILS**

Year: 2001  
 CAT\_DESC: Other inorganic solid waste  
 CODE\_VALUE\_DESC: TRANSFER STATION  
 TONS: 0.12

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.09 miles NE	55 ft (3 ft higher than site)	<b>13</b>
SITE NAME				AGENCY ID#
BROWN THREE LLC				CAC002617100
ADDRESS		CITY	ZIP	
515 LYTTON AVE		PALO ALTO	94301	
DETAILS				
Year: 2007 CAT_DESC: Asbestos containing waste CODE_VALUE_DESC: LANDFILL OR SURFACE IMPOUNDMENT THAT WILL BE CLOSED AS LANDFILL( TO INCLUDE ON-SITE TREATMENT AND/OR STABILIZATION) TONS: 1.6				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.09 miles SE	52 ft (0 ft higher than site)	<b>14</b>
SITE NAME				AGENCY ID#
KLING ASSOCIATES				CAC001207632
ADDRESS		CITY	ZIP	
424 UNIVERSITY AVENUE		PALO ALTO	94301	
DETAILS				
Year: 1995 CAT_DESC: Asbestos containing waste CODE_VALUE_DESC: LANDFILL TONS: 0.8428 Year: 1995 CAT_DESC: Asbestos containing waste CODE_VALUE_DESC: DISPOSAL, LAND FILL TONS: 0.8428				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Cleaners	Listed	0.1 miles SE	55 ft (3 ft higher than site)	<b>15</b>
SITE NAME				AGENCY ID#
Elite Cleaners & Tailors				21197
ADDRESS		CITY	ZIP	
468 University Ave		Palo Alto	94301	

DETAILS	
SIC Code: 7211 Desc: Laundry/Cleaner Services Year Listed: 2012 Source: Yellow Pages Online	

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
FRS-US	Listed	0.1 miles SE	59 ft (7 ft higher than site)	<b>16</b>
SITE NAME				AGENCY ID#
PHOTO EXPRESS				110002872384
ADDRESS		CITY	ZIP	
479 UNIVERSITY AVE		PALO ALTO	94301	

DETAILS	
FRS_FACILITY_DETAIL_REPORT_URL: <a href="http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110002872384">http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110002872384</a> CREATE_DATE: 01-MAR-00 UPDATE_DATE: 26-JAN-12 Program System: RCRAINFO INTEREST_TYPES: SQG	

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-US	Listed	0.1 miles SE	59 ft (7 ft higher than site)	<b>16</b>
SITE NAME				AGENCY ID#
PHOTO EXPRESS				CAD983625591
ADDRESS		CITY	ZIP	
479 UNIVERSITY AVE		PALO ALTO	94301	

DETAILS	
Additional details may be found online using the following link: <a href="http://oaspub.epa.gov/enviro/fii_query_dtl.disp_program_facility?pgm_sys_id_in=CAD983625591&amp;pgm_sys_acrnm_in=RCRAINFO">http://oaspub.epa.gov/enviro/fii_query_dtl.disp_program_facility?pgm_sys_id_in=CAD983625591&amp;pgm_sys_acrnm_in=RCRAINFO</a> ; Generator Status Universe: SQG NAICS1: PHOTOFINISHING Active Site Indicator: H---- Owner Name: UNIVERSITY PHOTO INC In Handler Universes: Y In a Universe: Y  Receive Date: 19920323 Current Site Name: PHOTO EXPRESS	

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.1 miles SE	52 ft (0 ft higher than site)	<b>16</b>
SITE NAME				AGENCY ID#
HOUDA KHALAF				CAC002618594
ADDRESS		CITY	ZIP	
400 UNIVERSITY AVE		PALO ALTO	94301	
DETAILS				
Year: 2007 CAT_DESC: Waste oil and mixed oil CODE_VALUE_DESC: OTHER RECOVERY OF RECLAMATION FOR REUSE INCLUDING ACID REGENERATION, ORGANICS RECOVERY ECT TONS: 0.38				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Printers	Listed	0.1 miles NE	52 ft (0 ft higher than site)	<b>17</b>
SITE NAME				AGENCY ID#
DENNODO TECHNOLOGIES INC				80266
ADDRESS		CITY	ZIP	
530 LYTTON AVE 302		Palo Alto	94301	
DETAILS				
Sic Code: 2741 Desc: Printer/Publisher/Comm./Retail				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-US	No Longer Listed	0.1 miles E	59 ft (7 ft higher than site)	<b>18</b>
SITE NAME				AGENCY ID#
PHOTO EXPRESS				BE9C5365- CAD983625591
ADDRESS		CITY	ZIP	
479 UNIVERSITY AVE		PALO ALTO	94301	
DETAILS				
Previous List: RCRA Archived: 3/2/2011 Subject to corrective action: NO Generator type: Small Quantity Generator				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.1 miles E	59 ft (7 ft higher than site)	<b>18</b>
SITE NAME				AGENCY ID#
PHOTO EXPRESS/PALO ALTO				CAL921265978
ADDRESS		CITY	ZIP	
479 UNIVERSITY AVE		PALO ALTO	94301	

## DETAILS

Year: 2006  
CAT\_DESC: Photochemicals/photoprocessing waste  
CODE\_VALUE\_DESC: RECYCLER  
TONS: 0.43

Year: 2006  
CAT\_DESC: Photochemicals/photoprocessing waste  
CODE\_VALUE\_DESC: RECYCLER  
TONS: 0.37

Year: 2006  
CAT\_DESC: Photochemicals/photoprocessing waste  
CODE\_VALUE\_DESC: RECYCLER  
TONS: 0.06

Year: 2002  
CAT\_DESC: Photochemicals/photoprocessing waste  
CODE\_VALUE\_DESC: RECYCLER  
TONS: 0.56

Year: 2002  
CAT\_DESC: Photochemicals/photoprocessing waste  
CODE\_VALUE\_DESC: RECYCLER  
TONS: 0.54

Year: 2002  
CAT\_DESC: Photochemicals/photoprocessing waste  
CODE\_VALUE\_DESC: RECYCLER  
TONS: 0.47

Year: 2002  
CAT\_DESC: Photochemicals/photoprocessing waste  
CODE\_VALUE\_DESC: RECYCLER  
TONS: 0.37

Year: 2002  
CAT\_DESC: Photochemicals/photoprocessing waste  
CODE\_VALUE\_DESC: RECYCLER  
TONS: 0.47

Year: 2002  
CAT\_DESC: Photochemicals/photoprocessing waste  
CODE\_VALUE\_DESC: RECYCLER  
TONS: 0.41

Year: 2002  
CAT\_DESC: Photochemicals/photoprocessing waste  
CODE\_VALUE\_DESC: RECYCLER  
TONS: 0.37

Year: 2002  
CAT\_DESC: Photochemicals/photoprocessing waste  
CODE\_VALUE\_DESC: RECYCLER  
TONS: 0.58

Year: 2002  
CAT\_DESC: Photochemicals/photoprocessing waste  
CODE\_VALUE\_DESC: RECYCLER  
TONS: 0.43

Year: 2002  
CAT\_DESC: Photochemicals/photoprocessing waste  
CODE\_VALUE\_DESC: RECYCLER  
TONS: 0.25

Year: 2002  
CAT\_DESC: Photochemicals/photoprocessing waste  
CODE\_VALUE\_DESC: RECYCLER  
TONS: 0.37

Year: 2002  
CAT\_DESC: Photochemicals/photoprocessing waste  
CODE\_VALUE\_DESC: RECYCLER  
TONS: 0.37

Year: 2001  
CAT\_DESC: Photochemicals/photoprocessing waste  
CODE\_VALUE\_DESC: RECYCLER  
TONS: 5.42

Year: 2000  
CAT\_DESC: Photochemicals/photoprocessing waste  
CODE\_VALUE\_DESC: RECYCLER  
TONS: 4.73

Year: 1999  
CAT\_DESC: Photochemicals/photoprocessing waste  
CODE\_VALUE\_DESC: RECYCLER  
TONS: 4.6495

Year: 1999  
CAT\_DESC: Photochemicals/photoprocessing waste

CODE\_VALUE\_DESC: RECYCLER  
 TONS: 0.06  
 Year: 1998  
 CAT\_DESC: Photochemicals/photoprocessing waste  
 CODE\_VALUE\_DESC: RECYCLER  
 TONS: 4.149  
 Year: 1997  
 CAT\_DESC: Photochemicals/photoprocessing waste  
 CODE\_VALUE\_DESC: RECYCLER  
 TONS: 4.8372  
 Year: 1996  
 CAT\_DESC: Photochemicals/photoprocessing waste  
 CODE\_VALUE\_DESC: RECYCLER  
 TONS: 4.7538  
 Year: 1995  
 CAT\_DESC: Photochemicals/photoprocessing waste  
 CODE\_VALUE\_DESC: RECYCLER  
 TONS: 6.0798  
 Year: 1994  
 CAT\_DESC: Photochemicals/photoprocessing waste  
 CODE\_VALUE\_DESC: RECYCLER  
 TONS: 5.1291  
 Year: 1993  
 CAT\_DESC: Photochemicals/photoprocessing waste  
 CODE\_VALUE\_DESC: RECYCLER  
 TONS: 3.753

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.11 miles E	59 ft (7 ft higher than site)	<b>19</b>
SITE NAME				AGENCY ID#
Presidents Hotel				T0608502144
ADDRESS			CITY	ZIP
498 University Ave			Palo Alto	94301
DETAILS				
URL: <a href="http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608502144">http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608502144</a> CASE_TYPE: LUST Cleanup Site Status Date: 1999-04-30 00:00:00 LEAD_AGENCY: SANTA CLARA COUNTY LOP CASEWORKER: UST LOCAL_AGENCY: SANTA CLARA COUNTY LOP FILE_LOCATION: Stored electronically as an E-file POTENTIAL_CONTAMINANTS_OF_CONCERN: Heating Oil / Fuel Oil POTENTIAL_MEDIA_AFFECTED: Soil Date: 1950-01-01 00:00:00 Action Type: Other ACTION: Leak Reported Date: 1998-04-26 00:00:00 ACTION: Open - Site Assessment Date: 1998-04-26 00:00:00 ACTION: Open - Case Begin Date Date: 1999-04-30 00:00:00 ACTION: Completed - Case Closed				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
UST-CA	Listed	0.15 miles SE	68 ft (16 ft higher than site)	<b>20</b>
<b>SITE NAME</b>				<b>AGENCY ID#</b>
AT&T/SBC (P1-007)				101666
<b>ADDRESS</b>		<b>CITY</b>	<b>ZIP</b>	
345 HAMILTON AVE		PALO ALTO	94301	
<b>DETAILS</b>				
<p>More Information on Site? Go to Following Link: <a href="http://geotracker.waterboards.ca.gov/search.asp">http://geotracker.waterboards.ca.gov/search.asp</a>            GLOBAL_ID: 43-006-000436            COUNTY: Santa Clara            PERMITTING_AGENCY: PALO ALTO, CITY OF</p>				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Air-CA	Listed	0.17 miles SE	55 ft (3 ft higher than site)	<b>21</b>
<b>SITE NAME</b>				<b>AGENCY ID#</b>
GATE CLEANERS				BAY AQMD-SCL-16156
<b>ADDRESS</b>		<b>CITY</b>	<b>ZIP</b>	
439 HAMILTON AVENUE		PALO ALTO	94301	
<b>DETAILS</b>				
<p>Agency ID Desc: The first portion is the Air Quality District, the second portion is the County, the last is the Facility ID            Facility ID: 16156            AIR BASIN: SF            TOG: 0.32            ROG: 0.128            CO: 0            NOX: 0            SOX: 0            PM: 0            PM10: 0</p>				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-US	No Longer Listed	0.17 miles S	59 ft (7 ft higher than site)	<b>22</b>
<b>SITE NAME</b>				<b>AGENCY ID#</b>
WALGREENS 781				BE9C5365-CAR000043109
<b>ADDRESS</b>		<b>CITY</b>	<b>ZIP</b>	
300 UNIVERSITY AVE		PALO ALTO	94301	

DETAILS				
Previous List: RCRA Archived: 3/2/2011 Subject to corrective action: NO Generator type: Small Quantity Generator				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CA	No Longer Listed	0.18 miles NE	55 ft (3 ft higher than site)	<b>23</b>
SITE NAME				AGENCY ID#
AIDA MERRILL				54FDFFFA-CAC002639065
ADDRESS		CITY	ZIP	
564 UNIVERSITY AVE		PALO ALTO	94301	
DETAILS				
Previous List: HWIS-CA Archived: 4/2/2012				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Air-CA	Listed	0.19 miles S	68 ft (16 ft higher than site)	<b>24</b>
SITE NAME				AGENCY ID#
EQUINIX				BAY AQMD-SCL-20611
ADDRESS		CITY	ZIP	
529 BRYANT STREET		PALO ALTO	94301	
DETAILS				
Agency ID Desc: The first portion is the Air Quality District, the second portion is the County, the last is the Facility ID Facility ID: 20611 AIR BASIN: SF TOG: 0.005 ROG: 0.0041835 CO: 0.018 NOX: 0.114 SOX: 0 PM: 2.04918032786885E-03 PM10: 0.002				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-US	No Longer Listed	0.19 miles S	68 ft (16 ft higher than site)	<b>25</b>
SITE NAME				AGENCY ID#
COMPAQ COMPUTER CORP ALTA VISTA				BE9C5365- CAT080019847
ADDRESS		CITY	ZIP	
529 BRYANT STREET		PALO ALTO	94301	
DETAILS				
Previous List: RCRA Archived: 3/2/2011 Subject to corrective action: NO Generator type: Small Quantity Generator				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Air-CA	Listed	0.2 miles SE	75 ft (23 ft higher than site)	<b>26</b>
SITE NAME				AGENCY ID#
AT&T				BAY AQMD-SCL- 10704
ADDRESS		CITY	ZIP	
345 HAMILTON AVENUE		PALO ALTO	94309	
DETAILS				
Agency ID Desc: The first portion is the Air Quality District, the second portion is the County, the last is the Facility ID Facility ID: 10704 AIR BASIN: SF TOG: 0.024 ROG: 0.0200808 CO: 0.072 NOX: 0.33 SOX: 0 PM: 2.45901639344262E-02 PM10: 0.024				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.2 miles SE	75 ft (23 ft higher than site)	<b>26</b>
SITE NAME				AGENCY ID#
Office Building				T0608501854
ADDRESS		CITY	ZIP	
529 Bryant		Palo Alto	94301	

**DETAILS**

URL: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0608501854](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608501854)  
 CASE\_TYPE: LUST Cleanup Site  
 Status Date: 1996-03-15 00:00:00  
 LEAD\_AGENCY: SANTA CLARA COUNTY LOP  
 CASEWORKER: UST  
 LOCAL\_AGENCY: SANTA CLARA COUNTY LOP  
 FILE\_LOCATION: Stored electronically as an E-file  
 POTENTIAL\_CONTAMINANTS\_OF\_CONCERN: Diesel  
 POTENTIAL\_MEDIA\_AFFECTED: Other Groundwater (uses other than drinking water)  
 Date: 1950-01-01 00:00:00  
 Action Type: Other  
 ACTION: Leak Reported  
 Date: 1993-01-01 00:00:00  
 ACTION: Open - Case Begin Date  
 Date: 1996-03-15 00:00:00  
 ACTION: Completed - Case Closed

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CA	No Longer Listed	0.2 miles SE	75 ft (23 ft higher than site)	<b>26</b>
SITE NAME				AGENCY ID#
Office Building				54CA16E7- T0608501854
ADDRESS		CITY	ZIP	
529 Bryant		Palo Alto	94301	

**DETAILS**

Previous List: LUST-Closed  
 Archived: 5/4/2012  
 URL: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0608501854](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608501854)  
 CASE\_TYPE: LUST Cleanup Site  
 Status Date: 1996-03-15 00:00:00  
 LEAD\_AGENCY: SANTA CLARA COUNTY LOP  
 CASEWORKER: UST  
 LOCAL\_AGENCY: SANTA CLARA COUNTY LOP  
 FILE\_LOCATION: Stored electronically as an E-file  
 POTENTIAL\_CONTAMINANTS\_OF\_CONCERN: Diesel  
 POTENTIAL\_MEDIA\_AFFECTED: Other Groundwater (uses other than drinking water)  
 Date: 1950-01-01 00:00:00  
 Action Type: Other  
 ACTION: Leak Reported  
 Date: 1993-01-01 00:00:00  
 ACTION: Open - Case Begin Date  
 Date: 1996-03-15 00:00:00  
 ACTION: Completed - Case Closed

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.2 miles NE	49 ft (3 ft lower than site)	<b>27</b>
SITE NAME				AGENCY ID#
Shearer Family Trust				T0608501995
ADDRESS		CITY	ZIP	
530 Webster St		Palo Alto	94301	
DETAILS				
<p>URL: <a href="http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608501995">http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608501995</a>  CASE_TYPE: LUST Cleanup Site  Status Date: 1997-10-29 00:00:00  LEAD_AGENCY: SANTA CLARA COUNTY LOP  CASEWORKER: UST  LOCAL_AGENCY: SANTA CLARA COUNTY LOP  FILE_LOCATION: Stored electronically as an E-file  POTENTIAL_CONTAMINANTS_OF_CONCERN: Heating Oil / Fuel Oil  POTENTIAL_MEDIA_AFFECTED: Soil  Date: 1950-01-01 00:00:00  Action Type: Other  ACTION: Leak Reported  Date: 1997-02-21 00:00:00  ACTION: Open - Case Begin Date  Date: 1997-02-21 00:00:00  ACTION: Open - Site Assessment  Date: 1997-10-29 00:00:00  ACTION: Completed - Case Closed</p>				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-US	No Longer Listed	0.21 miles SW	59 ft (7 ft higher than site)	<b>28</b>
SITE NAME				AGENCY ID#
HEWLETT PACKARD UNIVERSITY AVE				BE9C5365-CAR000118117
ADDRESS		CITY	ZIP	
250 UNIVERSITY AVE		PALO ALTO	94301	
DETAILS				
<p>Previous List: RCRA  Archived: 3/2/2011  Subject to corrective action: NO</p>				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Air-CA	Listed	0.21 miles SE	62 ft (10 ft higher than site)	<b>29</b>
SITE NAME				AGENCY ID#
HOLIDAY CLEANERS				BAY AQMD-SCL-9348
ADDRESS		CITY	ZIP	
595 BRYANT STREET		PALO ALTO	94301	
DETAILS				
Agency ID Desc: The first portion is the Air Quality District, the second portion is the County, the last is the Facility ID Facility ID: 9348 AIR BASIN: SF TOG: 0.725 ROG: 0.410933 CO: 0 NOX: 0 SOX: 0 PM: 0 PM10: 0				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CA	No Longer Listed	0.22 miles S	65 ft (13 ft higher than site)	<b>30</b>
SITE NAME				AGENCY ID#
Premier Properties				F8660DEB-T0608501068
ADDRESS		CITY	ZIP	
250 University Ave		Palo Alto	94301	

**DETAILS**

Previous List: LUST-Closed  
 Archived: 10/20/2011  
 URL: [http://geotracker.swrcb.ca.gov/profile\\_report.asp?global\\_id=T0608501068](http://geotracker.swrcb.ca.gov/profile_report.asp?global_id=T0608501068)  
 CASE\_TYPE: LUST Cleanup Site  
 Status Date: 1993-05-21 00:00:00  
 LEAD\_AGENCY: SANTA CLARA COUNTY LOP  
 CASEWORKER: UST  
 LOCAL\_AGENCY: SANTA CLARA COUNTY LOP  
 FILE\_LOCATION: Stored electronically as an E-file  
 POTENTIAL\_CONTAMINANTS\_OF\_CONCERN: Waste Oil / Motor / Hydraulic / Lubricating  
 POTENTIAL\_MEDIA\_AFFECTED: Other Groundwater (uses other than drinking water)  
 Date: 1950-01-01 00:00:00  
 Action Type: Other  
 ACTION: Leak Reported  
 Date: 1950-01-01 00:00:00  
 Action Type: REMEDIATION  
 ACTION: Excavate and Dispose  
 Date: 1989-06-23 00:00:00  
 ACTION: Open - Case Begin Date  
 Date: 1989-06-23 00:00:00  
 ACTION: Open - Site Assessment  
 Date: 1989-11-30 00:00:00  
 Action Type: ENFORCEMENT  
 ACTION: Notice of Responsibility - #40102  
 Date: 1993-05-21 00:00:00  
 ACTION: Completed - Case Closed

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.22 miles SW	59 ft (7 ft higher than site)	<b>31</b>
SITE NAME				AGENCY ID#
Premier Properties				T0608501068
ADDRESS			CITY	ZIP
250 University Ave			Palo Alto	94301

**DETAILS**

URL: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0608501068](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608501068)  
 CASE\_TYPE: LUST Cleanup Site  
 Status Date: 1993-05-21 00:00:00  
 LEAD\_AGENCY: SANTA CLARA COUNTY LOP  
 CASEWORKER: UST  
 LOCAL\_AGENCY: SANTA CLARA COUNTY LOP  
 FILE\_LOCATION: Stored electronically as an E-file  
 POTENTIAL\_CONTAMINANTS\_OF\_CONCERN: Waste Oil / Motor / Hydraulic / Lubricating  
 POTENTIAL\_MEDIA\_AFFECTED: Other Groundwater (uses other than drinking water)  
 Date: 1950-01-01 00:00:00  
 Action Type: Other  
 ACTION: Leak Reported  
 Date: 1950-01-01 00:00:00  
 Action Type: REMEDIATION  
 ACTION: Excavation  
 Date: 1989-06-23 00:00:00  
 ACTION: Open - Case Begin Date  
 Date: 1989-06-23 00:00:00  
 ACTION: Open - Site Assessment  
 Date: 1989-09-28 00:00:00  
 Action Type: RESPONSE  
 ACTION: Other Report / Document  
 Date: 1989-11-30 00:00:00  
 Action Type: ENFORCEMENT  
 ACTION: Notice of Responsibility - #40102  
 Date: 1993-05-18 00:00:00  
 Action Type: ENFORCEMENT  
 ACTION: Closure/No Further Action Letter  
 Date: 1993-05-21 00:00:00  
 ACTION: Completed - Case Closed

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-US	No Longer Listed	0.22 miles SE	62 ft (10 ft higher than site)	<b>32</b>
SITE NAME				AGENCY ID#
PACIFIC BELL				BE9C5365- CAT080019854
ADDRESS		CITY	ZIP	
345 HAMILTON AVENUE		PALO ALTO	94301	

**DETAILS**

Previous List: RCRA  
 Archived: 3/2/2011  
 Subject to corrective action: NO  
 Generator type: Small Quantity Generator  
 Subject to corrective action: NO  
 Generator type: Small Quantity Generator

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.23 miles SE	59 ft (7 ft higher than site)	<b>33</b>
SITE NAME				AGENCY ID#
Pacific Bell				T0608501799
ADDRESS		CITY	ZIP	
345 Hamilton Ave		Palo Alto	94301	
DETAILS				
<p>URL: <a href="http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608501799">http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608501799</a>  CASE_TYPE: LUST Cleanup Site  Status Date: 1995-12-29 00:00:00  LEAD_AGENCY: SANTA CLARA COUNTY LOP  CASEWORKER: UST  LOCAL_AGENCY: SANTA CLARA COUNTY LOP  FILE_LOCATION: Stored electronically as an E-file  POTENTIAL_CONTAMINANTS_OF_CONCERN: Diesel  POTENTIAL_MEDIA_AFFECTED: Soil  Date: 1950-01-01 00:00:00  Action Type: Other  ACTION: Leak Reported  Date: 1993-01-01 00:00:00  ACTION: Open - Case Begin Date  Date: 1995-12-29 00:00:00  ACTION: Completed - Case Closed</p>				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.23 miles SE	59 ft (7 ft higher than site)	<b>34</b>
SITE NAME				AGENCY ID#
Unocal #3879				T0608501523
ADDRESS		CITY	ZIP	
337 Hamilton Ave		Campbell	95008	

**DETAILS**

URL: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0608501523](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608501523)  
CASE\_TYPE: LUST Cleanup Site  
Status Date: 1991-07-02 00:00:00  
LEAD\_AGENCY: SANTA CLARA COUNTY LOP  
CASEWORKER: UST  
LOCAL\_AGENCY: SANTA CLARA COUNTY LOP  
FILE\_LOCATION: Stored electronically as an E-file  
POTENTIAL\_CONTAMINANTS\_OF\_CONCERN: Gasoline  
POTENTIAL\_MEDIA\_AFFECTED: Soil  
Date: 1950-01-01 00:00:00  
Action Type: Other  
ACTION: Leak Reported  
Date: 1950-01-01 00:00:00  
Action Type: REMEDIATION  
ACTION: Excavation  
Date: 1987-05-14 00:00:00  
ACTION: Open - Case Begin Date  
Date: 1990-11-29 00:00:00  
Action Type: ENFORCEMENT  
ACTION: Notice of Responsibility - #39517  
Date: 1990-11-29 00:00:00  
ACTION: Open - Site Assessment  
Date: 1991-07-02 00:00:00  
ACTION: Completed - Case Closed

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-US	No Longer Listed	0.23 miles SW	59 ft (7 ft higher than site)	<b>35</b>
<b>SITE NAME</b>				<b>AGENCY ID#</b>
WOLF CAMERA STORE #954				BE9C5365- CAR000031294
<b>ADDRESS</b>			<b>CITY</b>	<b>ZIP</b>
222 UNIVERSITY AVE			PALO ALTO	94301
<b>DETAILS</b>				
Previous List: RCRA Archived: 3/2/2011				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.24 miles SW	59 ft (7 ft higher than site)	<b>36</b>
<b>SITE NAME</b>				<b>AGENCY ID#</b>
Independent BMW				T0608500743
<b>ADDRESS</b>			<b>CITY</b>	<b>ZIP</b>
400 Emerson St			Palo Alto	94301

**DETAILS**

URL: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0608500743](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608500743)  
CASE\_TYPE: LUST Cleanup Site  
Status Date: 1995-03-06 00:00:00  
LEAD\_AGENCY: SANTA CLARA COUNTY LOP  
CASEWORKER: UST  
LOCAL\_AGENCY: SANTA CLARA COUNTY LOP  
FILE\_LOCATION: Stored electronically as an E-file  
POTENTIAL\_MEDIA\_AFFECTED: Soil  
Date: 1950-01-01 00:00:00  
Action Type: Other  
ACTION: Leak Reported  
Date: 1988-01-01 00:00:00  
ACTION: Open - Case Begin Date  
Date: 1989-01-01 00:00:00  
Action Type: RESPONSE  
ACTION: Other Report / Document  
Date: 1989-01-01 00:00:00  
Action Type: RESPONSE  
ACTION: Other Report / Document  
Date: 1989-01-01 00:00:00  
Action Type: RESPONSE  
ACTION: Other Report / Document  
Date: 1995-03-06 00:00:00  
Action Type: ENFORCEMENT  
ACTION: Closure/No Further Action Letter  
Date: 1995-03-06 00:00:00  
ACTION: Completed - Case Closed

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Air-CA	Listed	0.27 miles SE	68 ft (16 ft higher than site)	<b>37</b>
SITE NAME				AGENCY ID#
CITY OF PALO ALTO				BAY AQMD-SCL-14942
ADDRESS		CITY	ZIP	
250 HAMILTON AVENUE		PALO ALTO	94301	

**DETAILS**

Agency ID Desc: The first portion is the Air Quality District, the second portion is the County, the last is the Facility ID  
Facility ID: 14942  
AIR BASIN: SF  
TOG: 0.002  
ROG: 0.0016734  
CO: 0.013  
NOX: 0.051  
SOX: 0  
PM: 2.04918032786885E-03  
PM10: 0.002

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.28 miles SE	68 ft (16 ft higher than site)	<b>38</b>
SITE NAME				AGENCY ID#
Palo Alto Civic Center				T0608501023
ADDRESS		CITY	ZIP	
250 Hamilton Ave		Palo Alto	94301	
DETAILS				
<p>URL: <a href="http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608501023">http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608501023</a>  CASE_TYPE: LUST Cleanup Site  Status Date: 1993-01-25 00:00:00  LEAD_AGENCY: SANTA CLARA COUNTY LOP  CASEWORKER: UST  LOCAL_AGENCY: SANTA CLARA COUNTY LOP  FILE_LOCATION: Stored electronically as an E-file  POTENTIAL_CONTAMINANTS_OF_CONCERN: Diesel  POTENTIAL_MEDIA_AFFECTED: Soil  Date: 1950-01-01 00:00:00  Action Type: REMEDIATION  ACTION: Excavation  Date: 1950-01-01 00:00:00  Action Type: Other  ACTION: Leak Reported  Date: 1986-02-20 00:00:00  ACTION: Open - Case Begin Date  Date: 1990-09-05 00:00:00  Action Type: ENFORCEMENT  ACTION: Notice of Responsibility - #40101  Date: 1991-01-18 00:00:00  Action Type: RESPONSE  ACTION: Other Report / Document  Date: 1991-06-24 00:00:00  ACTION: Open - Site Assessment  Date: 1993-01-25 00:00:00  ACTION: Completed - Case Closed  Date: 1993-01-25 00:00:00  Action Type: ENFORCEMENT  ACTION: Closure/No Further Action Letter</p>				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.3 miles SW	59 ft (7 ft higher than site)	<b>39</b>
SITE NAME				AGENCY ID#
Tidy Town Cleaners				T0608550716
ADDRESS		CITY	ZIP	
163 Everett St		Palo Alto	94301	

**DETAILS**

URL: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0608550716](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608550716)  
CASE\_TYPE: LUST Cleanup Site  
Status Date: 1992-02-11 00:00:00  
LEAD\_AGENCY: SANTA CLARA COUNTY LOP  
CASEWORKER: UST  
LOCAL\_AGENCY: SANTA CLARA COUNTY LOP  
FILE\_LOCATION: Stored electronically as an E-file  
POTENTIAL\_MEDIA\_AFFECTED: Soil  
Date: 1950-01-01 00:00:00  
Action Type: Other  
ACTION: Leak Reported  
Date: 1990-01-01 00:00:00  
ACTION: Open - Case Begin Date  
Date: 1991-06-13 00:00:00  
Action Type: RESPONSE  
ACTION: Other Report / Document  
Date: 1992-02-11 00:00:00  
Action Type: ENFORCEMENT  
ACTION: Closure/No Further Action Letter  
Date: 1992-02-11 00:00:00  
ACTION: Completed - Case Closed

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
SLIC-Closed-CA	Completed - Case Closed	0.32 miles SW	75 ft (23 ft higher than site)	<b>40</b>
SITE NAME				AGENCY ID#
HEWLETT-PACKARD COMPANY				T0608570350
ADDRESS			CITY	ZIP
130 LYTTON AVENUE			PALO ALTO	94301

**DETAILS**

URL: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0608570350](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608570350)  
CASE\_TYPE: Cleanup Program Site  
Status Date: 1989-01-01 00:00:00  
LEAD\_AGENCY: SAN FRANCISCO BAY RWQCB (REGION 2)  
CASEWORKER: UUU  
RB\_CASE\_NUMBER: 43S0524  
POTENTIAL\_CONTAMINANTS\_OF\_CONCERN: \* Solvents  
Date: 1950-01-01 00:00:00  
Action Type: Other  
ACTION: Leak Reported  
Date: 1950-01-01 00:00:00  
Action Type: Other  
ACTION: Leak Discovery  
Date: 1987-01-01 00:00:00  
ACTION: Open - Case Begin Date  
Date: 1989-01-01 00:00:00  
ACTION: Completed - Case Closed  
Date: 1989-01-01 00:00:00  
ACTION: Open - Site Assessment

LIST	STATUS	DISTANCE	ELEVATION	MAPID
LUST-Closed-CA	Completed - Case Closed	0.33 miles SW	62 ft (10 ft higher than site)	<b>41</b>
SITE NAME				AGENCY ID#
CITY OF PALO ALTO PARKING LOT				T0608590580
ADDRESS		CITY	ZIP	
528 HIGH		PALO ALTO	94301	
DETAILS				
<p>URL: <a href="http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608590580">http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608590580</a>  CASE_TYPE: LUST Cleanup Site  Status Date: 2010-11-24 00:00:00  LEAD_AGENCY: SANTA CLARA COUNTY LOP  CASEWORKER: GOR  LOCAL_AGENCY: SANTA CLARA COUNTY LOP  RB_CASE_NUMBER: 147-40  LOC_CASE_NUMBER: 06S3W02C05f  FILE_LOCATION: Stored electronically as an E-file  POTENTIAL_CONTAMINANTS_OF_CONCERN: Benzene, Other Solvent or Non-Petroleum Hydrocarbon, Toluene, Xylene, Chromium, Lead, Nickel, Other Metal, Diesel, Gasoline  POTENTIAL_MEDIA_AFFECTED: Other Groundwater (uses other than drinking water), Soil  Date: 1950-01-01 00:00:00  Action Type: Other  ACTION: Leak Discovery  Date: 1950-01-01 00:00:00  Action Type: Other  ACTION: Leak Reported  Date: 2002-09-24 00:00:00  ACTION: Open - Case Begin Date  Date: 2002-10-01 00:00:00  ACTION: Open - Site Assessment  Date: 2002-10-03 00:00:00  ACTION: Open - Site Assessment  Date: 2005-07-27 00:00:00  Action Type: ENFORCEMENT  ACTION: Notice of Responsibility - #50727  Date: 2010-10-18 00:00:00  Action Type: ENFORCEMENT  ACTION: Letter - Notice - #01028101  Date: 2010-11-24 00:00:00  ACTION: Completed - Case Closed  Date: 2010-11-24 00:00:00  Action Type: ENFORCEMENT  ACTION: Closure/No Further Action Letter</p>				

LIST	STATUS	DISTANCE	ELEVATION	MAPID
LUST-Closed-CA	Completed - Case Closed	0.34 miles SW	62 ft (10 ft higher than site)	<b>42</b>
SITE NAME				AGENCY ID#
Stanford B.M.W.				T0608501364
ADDRESS		CITY	ZIP	
275 Alma St		Palo Alto	94301	

**DETAILS**

URL: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0608501364](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608501364)  
CASE\_TYPE: LUST Cleanup Site  
Status Date: 1996-03-26 00:00:00  
LEAD\_AGENCY: SANTA CLARA COUNTY LOP  
CASEWORKER: UST  
LOCAL\_AGENCY: SANTA CLARA COUNTY LOP  
FILE\_LOCATION: Stored electronically as an E-file  
POTENTIAL\_CONTAMINANTS\_OF\_CONCERN: Waste Oil / Motor / Hydraulic / Lubricating  
POTENTIAL\_MEDIA\_AFFECTED: Soil  
Date: 1950-01-01 00:00:00  
Action Type: Other  
ACTION: Leak Reported  
Date: 1992-01-01 00:00:00  
ACTION: Open - Case Begin Date  
Date: 1996-03-26 00:00:00  
ACTION: Completed - Case Closed

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Open-CA	Open - Assessment & Interim Remedial Action	0.34 miles SW	65 ft. (13 ft higher than site)	<b>43</b>
SITE NAME				AGENCY ID#
SHELL - 355 ALMA				T0608501291
ADDRESS		CITY		ZIP
355 Alma St		Palo Alto		94301

## DETAILS

URL: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0608501291](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608501291)

CASE\_TYPE: LUST Cleanup Site

Status Date: 2012-03-09 00:00:00

LEAD\_AGENCY: SANTA CLARA COUNTY LOP

CASEWORKER: UST

LOCAL\_AGENCY: SANTA CLARA COUNTY LOP

RB\_CASE\_NUMBER: 19-066

LOC\_CASE\_NUMBER: 06S3W02D05f

FILE\_LOCATION: Stored on Microfiche

POTENTIAL\_CONTAMINANTS\_OF\_CONCERN: Gasoline

POTENTIAL\_MEDIA\_AFFECTED: Other Groundwater (uses other than drinking water)

SITE\_HISTORY: Subsurface investigation work conducted prior to site redevelopment found residual contamination in soil and groundwater. They are proposing to excavate the entire site as part of the development down to 30 feet, which would be close to the depth to groundwater. Due to the proximity of groundwater, a barrier will be installed prior to construction of the two-story underground parking garage. The site will be developed with first floor commercial with residential units above.

Date: 1950-01-01 00:00:00

Action Type: Other

ACTION: Leak Reported

Date: 1950-01-01 00:00:00

Action Type: REMEDIATION

ACTION: Excavation

Date: 1987-01-22 00:00:00

ACTION: Open - Case Begin Date

Date: 1988-09-29 00:00:00

ACTION: Open - Site Assessment

Date: 1991-07-19 00:00:00

Action Type: ENFORCEMENT

ACTION: Notice of Responsibility - #40051

Date: 1996-08-29 00:00:00

Action Type: ENFORCEMENT

ACTION: Staff Letter - #29186

Date: 1996-08-31 00:00:00

Action Type: RESPONSE

ACTION: Monitoring Report - Quarterly

Date: 2000-10-31 00:00:00

Action Type: ENFORCEMENT

ACTION: Closure/No Further Action Letter

Date: 2000-10-31 00:00:00

ACTION: Completed - Case Closed

Date: 2012-03-08 00:00:00

ACTION: Open - Reopen Case

Date: 2012-03-09 00:00:00

ACTION: Open - Assessment & Interim Remedial Action

Date: 2012-03-16 00:00:00

Action Type: ENFORCEMENT

ACTION: Notice of Responsibility

Date: 2012-04-24 00:00:00

Action Type: ENFORCEMENT

ACTION: Staff Letter

Date: 2012-04-26 00:00:00

Action Type: ENFORCEMENT

ACTION: Notice of Responsibility

Date: 2012-08-01 00:00:00

Action Type: ENFORCEMENT

ACTION: Staff Letter

Date: 2012-08-01 00:00:00

Action Type: RESPONSE

ACTION: Other Workplan - Response

Date: 2012-09-07 00:00:00

Action Type: RESPONSE

ACTION: Remedial Progress Report

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.35 miles SW	59 ft (7 ft higher than site)	<b>44</b>
SITE NAME				AGENCY ID#
Palo Alto Fire Station #1				T0608501024
ADDRESS		CITY	ZIP	
301 Alma St		Palo Alto	94304	
DETAILS				
<p>URL: <a href="http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608501024">http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608501024</a>  CASE_TYPE: LUST Cleanup Site  Status Date: 1993-08-16 00:00:00  LEAD_AGENCY: SANTA CLARA COUNTY LOP  CASEWORKER: UST  LOCAL_AGENCY: SANTA CLARA COUNTY LOP  FILE_LOCATION: Stored electronically as an E-file  POTENTIAL_CONTAMINANTS_OF_CONCERN: Diesel  POTENTIAL_MEDIA_AFFECTED: Soil  Date: 1950-01-01 00:00:00  Action Type: Other  ACTION: Leak Reported  Date: 1986-03-31 00:00:00  ACTION: Open - Case Begin Date  Date: 1990-09-05 00:00:00  Action Type: ENFORCEMENT  ACTION: Notice of Responsibility - #40050  Date: 1991-06-24 00:00:00  ACTION: Open - Site Assessment  Date: 1993-07-07 00:00:00  Action Type: RESPONSE  ACTION: Other Report / Document  Date: 1993-08-16 00:00:00  ACTION: Completed - Case Closed  Date: 1993-08-16 00:00:00  Action Type: ENFORCEMENT  ACTION: Closure/No Further Action Letter</p>				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
SLIC-Open-CA	Open - Site Assessment	0.35 miles SE	59 ft (7 ft higher than site)	<b>45</b>
SITE NAME				AGENCY ID#
CARDINAL CLEANERS				SL0608500919
ADDRESS		CITY	ZIP	
203 FOREST AVE		PALO ALTO	94301	

**DETAILS**

URL: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=SL0608500919](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL0608500919)  
CASE\_TYPE: Cleanup Program Site  
Status Date: 1999-12-01 00:00:00  
LEAD\_AGENCY: SAN FRANCISCO BAY RWQCB (REGION 2)  
CASEWORKER: ZSC  
RB\_CASE\_NUMBER: 43S0950  
FILE\_LOCATION: Regional Board  
POTENTIAL\_CONTAMINANTS\_OF\_CONCERN: Tetrachloroethylene (PCE)  
POTENTIAL\_MEDIA\_AFFECTED: Indoor Air, Other Groundwater (uses other than drinking water), Soil, Soil Vapor  
Date: 1950-01-01 00:00:00  
Action Type: Other  
ACTION: Leak Stopped  
Date: 1950-01-01 00:00:00  
Action Type: Other  
ACTION: Leak Began  
Date: 1950-01-01 00:00:00  
Action Type: Other  
ACTION: Leak Reported  
Date: 1950-01-01 00:00:00  
Action Type: Other  
ACTION: Leak Discovery  
Date: 1999-10-28 00:00:00  
Action Type: RESPONSE  
ACTION: Site Investigation Workplan  
Date: 1999-10-28 00:00:00  
Action Type: RESPONSE  
ACTION: Site Investigation Workplan  
Date: 1999-12-01 00:00:00  
ACTION: Open - Case Begin Date  
Date: 1999-12-01 00:00:00  
ACTION: Open - Site Assessment  
Date: 2010-04-25 00:00:00  
Action Type: RESPONSE  
ACTION: Correspondence  
Date: 2010-04-25 00:00:00  
Action Type: RESPONSE  
ACTION: Correspondence  
Date: 2011-02-17 00:00:00  
Action Type: ENFORCEMENT  
ACTION: Meeting  
Date: 2011-03-09 00:00:00  
Action Type: RESPONSE  
ACTION: Correspondence  
Date: 2011-04-07 00:00:00  
Action Type: ENFORCEMENT  
ACTION: Staff Letter  
Date: 2011-04-27 00:00:00  
Action Type: ENFORCEMENT  
ACTION: Staff Letter  
Date: 2011-06-28 00:00:00  
Action Type: ENFORCEMENT  
ACTION: Site Visit / Inspection / Sampling

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Air-CA	Listed	0.35 miles S	65 ft (13 ft higher than site)	<b>46</b>
SITE NAME				AGENCY ID#
GORDON BIRSCH BREWERY RESTAUR				BAY AQMD-SCL-3146
ADDRESS		CITY	ZIP	
640 EMERSON STREET		PALO ALTO	94301	

**DETAILS**

Agency ID Desc: The first portion is the Air Quality District, the second portion is the County, the last is the Facility ID  
 Facility ID: 3146  
 AIR BASIN: SF  
 TOG: 0  
 ROG: 0  
 CO: 0  
 NOX: 0  
 SOX: 0  
 PM: 0  
 PM10: 0

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Air-CA	Listed	0.35 miles SW	59 ft (7 ft higher than site)	<b>47</b>
SITE NAME				AGENCY ID#
CITY OF PALO ALTO				BAY AQMD-SCL-14932
ADDRESS		CITY	ZIP	
301 ALMA STREET		PALO ALTO	94301	

**DETAILS**

Agency ID Desc: The first portion is the Air Quality District, the second portion is the County, the last is the Facility ID  
 Facility ID: 14932  
 AIR BASIN: SF  
 TOG: 0.001  
 ROG: 0.0008367  
 CO: 0.002  
 NOX: 0.017  
 SOX: 0  
 PM: 0  
 PM10: 0

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.36 miles SW	59 ft (7 ft higher than site)	<b>48</b>
SITE NAME				AGENCY ID#
Coldwell Banker				T0608500441
ADDRESS		CITY	ZIP	
291 Alma St		Palo Alto	94301	

**DETAILS**

URL: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0608500441](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608500441)  
 CASE\_TYPE: LUST Cleanup Site  
 Status Date: 1996-02-01 00:00:00  
 LEAD\_AGENCY: SANTA CLARA COUNTY LOP  
 CASEWORKER: UST  
 LOCAL\_AGENCY: SANTA CLARA COUNTY LOP  
 FILE\_LOCATION: Stored electronically as an E-file  
 POTENTIAL\_CONTAMINANTS\_OF\_CONCERN: Waste Oil / Motor / Hydraulic / Lubricating  
 POTENTIAL\_MEDIA\_AFFECTED: Soil  
 Date: 1950-01-01 00:00:00  
 Action Type: Other  
 ACTION: Leak Reported  
 Date: 1995-01-01 00:00:00  
 ACTION: Open - Case Begin Date  
 Date: 1996-02-01 00:00:00  
 ACTION: Completed - Case Closed

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Cal VCP Active	Listed	0.36 miles SW	65 ft (13 ft higher than site)	<b>49</b>
SITE NAME				AGENCY ID#
PENINSULA CORRIDOR PROJECT				41400001
ADDRESS		CITY	ZIP	
RAILROAD RIGHT-OF-WAY		SAN CARLOS	94070	

## DETAILS

URL: [http://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=4140001](http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=4140001)  
COUNTY: SAN MATEO  
SITE\_TYPE: Voluntary Cleanup  
SITE\_TYPE\_DETAILED: Voluntary Cleanup  
ACRES: 300  
APN: NONE SPECIFIED  
NATIONAL\_PRIORITIES\_LIST: NO  
LEAD\_AGENCY: RWQCB 2 - San Francisco Bay  
PROJECT\_MANAGER: George Chow  
SUPERVISOR: Denise Tsuji  
DIVISION\_BRANCH: Cleanup Berkeley  
SITE\_CODE: 201435  
ASSEMBLY: 24  
SENATE: 13  
SPECIAL\_PROGRAM: Voluntary Cleanup Program  
STATUS: Active  
STATUS\_DATE: 2002-03-22 00:00:00  
PAST\_USES: RAILROAD RIGHT OF WAY  
RESTRICTED\_USE: NO  
FUNDING: Responsible Party  
REGULATORY\_AGENCIES\_INVOLVED: SMBRP, RWQCB 2 - San Francisco Bay  
POTENTIAL\_COC: 30001, 30013, 30019, 30024, 3002502  
CONFIRMED\_COC: 30001, 30013, 30019, 30024, 3002502  
POTENTIAL\_MEDIA\_AFFECTED: SOIL  
SITE\_MGMT\_REQ: NONE SPECIFIED  
Description: The details below (if any) are all either Future, Scheduled, and/or Completed Activities on the site  
AREA\_NAME: UP Right-of-Way adjacent to former MRI Tinmet Site  
DOCUMENT\_TYPE: Remedial Action Completion Report  
Completed Date: 2007-01-03 00:00:00  
Comments: DTSC approved report documenting excavation of two 10-foot by 10-foot areas of lead-impacted soil.  
AREA\_NAME: PROJECT WIDE  
DOCUMENT\_TYPE: Soils Management Plan  
Completed Date: 2006-09-13 00:00:00  
Comments: DTSC sent a letter to the Regional Water Quality Control Board (RWQCB) conveying concurrence with the document, with minor modifications, and recommending that RWQCB approve the document.  
AREA\_NAME: PROJECT WIDE  
DOCUMENT\_TYPE: Letter - Demand  
Completed Date: 2012-01-24 00:00:00  
Comments: Demand letter #2  
AREA\_NAME: PROJECT WIDE  
DOCUMENT\_TYPE: Voluntary Cleanup Agreement  
Completed Date: 2002-08-16 00:00:00  
Comments: Issued Voluntary Cleanup Agreement (VCA). The Joint Powers Board (JPB) and the San Francisco Regional Water Quality Control Board (SFRWQCB) entered into a Spills, Leaks, Investigation and Cleanup Program Reimbursement Process Regulatory Oversight on Dece  
AREA\_NAME: UP Right-of-Way adjacent to former MRI Tinmet Site  
DOCUMENT\_TYPE: Fieldwork  
Completed Date: 2006-10-11 00:00:00  
Comments: Excavation of two 10-foot by 10-foot lead, hotspot areas was completed.  
AREA\_NAME: PROJECT WIDE  
DOCUMENT\_TYPE: Site Characterization Report  
Completed Date: 2001-12-01 00:00:00  
Comments: Report was provided to DTSC, although DTSC did not review and comment on report.  
AREA\_NAME: PROJECT WIDE  
DOCUMENT\_TYPE: Soils Management Plan  
Completed Date: 2011-09-01 00:00:00  
AREA\_NAME: UP Right-of-Way adjacent to former MRI Tinmet Site  
DOCUMENT\_TYPE: Other Report  
Completed Date: 2006-01-24 00:00:00  
Comments: Water Board accepted the removal action plan and sampling and analysis plan.  
AREA\_NAME: UP Right-of-Way adjacent to former MRI Tinmet Site  
DOCUMENT\_TYPE: Fieldwork  
Completed Date: 2006-03-03 00:00:00  
Comments: Sampling activities completed on 3/3/06.  
AREA\_NAME: PROJECT WIDE  
DOCUMENT\_TYPE: Other Report  
Completed Date: 2003-04-11 00:00:00  
Comments: Approved Soil Management Plan  
AREA\_NAME: UP Right-of-Way adjacent to former MRI Tinmet Site  
DOCUMENT\_TYPE: Remedial Investigation Report  
Completed Date: 2006-08-24 00:00:00  
Comments: Concurrence letter from DTSC signed today.  
AREA\_NAME: PROJECT WIDE  
DOCUMENT\_TYPE: Letter - Demand

Completed Date: 2011-12-22 00:00:00  
 Comments: Demand letter #1

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Historical-CA	Listed	0.36 miles SW	65 ft (13 ft higher than site)	<b>49</b>
SITE NAME				AGENCY ID#
PENINSULA CORRIDOR PROJECT				41400001
ADDRESS		CITY	ZIP	
RAILROAD RIGHT-OF-WAY		SAN CARLOS	94070	
DETAILS				
URL: <a href="http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=41400001">http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=41400001</a> SITE / FACILITY TYPE: VOLUNTARY CLEANUP STATUS: ACTIVE STATUS DATE: 3/22/2002 SITE CODE: 201435				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.36 miles SW	59 ft (7 ft higher than site)	<b>50</b>
SITE NAME				AGENCY ID#
City of Palo Alto (Sidewalk)				T0608502110
ADDRESS		CITY	ZIP	
291 Alma St		Palo Alto	94301	

**DETAILS**

URL: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0608502110](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608502110)  
CASE\_TYPE: LUST Cleanup Site  
Status Date: 2002-10-02 00:00:00  
LEAD\_AGENCY: SANTA CLARA COUNTY LOP  
CASEWORKER: UST  
LOCAL\_AGENCY: SANTA CLARA COUNTY LOP  
FILE\_LOCATION: Stored electronically as an E-file  
POTENTIAL\_CONTAMINANTS\_OF\_CONCERN: Gasoline  
POTENTIAL\_MEDIA\_AFFECTED: Soil  
Date: 1950-01-01 00:00:00  
Action Type: Other  
ACTION: Leak Reported  
Date: 1950-01-01 00:00:00  
Action Type: REMEDIATION  
ACTION: Excavation  
Date: 1987-12-23 00:00:00  
ACTION: Open - Case Begin Date  
Date: 1995-11-10 00:00:00  
ACTION: Open - Site Assessment  
Date: 1996-06-24 00:00:00  
Action Type: ENFORCEMENT  
ACTION: Notice of Responsibility - #40104  
Date: 2001-09-18 00:00:00  
Action Type: ENFORCEMENT  
ACTION: Staff Letter - #29182  
Date: 2001-12-28 00:00:00  
Action Type: RESPONSE  
ACTION: Soil and Water Investigation Workplan  
Date: 2002-02-01 00:00:00  
Action Type: ENFORCEMENT  
ACTION: Staff Letter - #38193  
Date: 2002-04-15 00:00:00  
Action Type: RESPONSE  
ACTION: Preliminary Site Assessment Report  
Date: 2002-10-02 00:00:00  
ACTION: Completed - Case Closed

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.36 miles SE	45 ft (7 ft lower than site)	<b>51</b>
SITE NAME				AGENCY ID#
PRIVATE RESIDENCE				T0608577375
ADDRESS			CITY	ZIP
PRIVATE RESIDENCE			Palo Alto	94301

**DETAILS**

URL: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0608577375](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608577375)  
 CASE\_TYPE: LUST Cleanup Site  
 Status Date: 2002-08-22 00:00:00  
 LEAD\_AGENCY: SANTA CLARA COUNTY LOP  
 CASEWORKER: UST  
 LOCAL\_AGENCY: SANTA CLARA COUNTY LOP  
 FILE\_LOCATION: Stored electronically as an E-file  
 POTENTIAL\_CONTAMINANTS\_OF\_CONCERN: Heating Oil / Fuel Oil  
 POTENTIAL\_MEDIA\_AFFECTED: Soil  
 Date: 1950-01-01 00:00:00  
 Action Type: Other  
 ACTION: Leak Stopped  
 Date: 1950-01-01 00:00:00  
 Action Type: Other  
 ACTION: Leak Reported  
 Date: 2002-06-14 00:00:00  
 ACTION: Open - Case Begin Date  
 Date: 2002-08-22 00:00:00  
 ACTION: Completed - Case Closed

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.38 miles SE	55 ft (3 ft higher than site)	<b>52</b>
SITE NAME				AGENCY ID#
Palo Alto Transmission Service				T0608501028
ADDRESS		CITY	ZIP	
701 Emerson St		Palo Alto	94301	

**DETAILS**

URL: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0608501028](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608501028)  
 CASE\_TYPE: LUST Cleanup Site  
 Status Date: 2000-04-20 00:00:00  
 LEAD\_AGENCY: SANTA CLARA COUNTY LOP  
 CASEWORKER: UST  
 LOCAL\_AGENCY: SANTA CLARA COUNTY LOP  
 FILE\_LOCATION: Stored electronically as an E-file  
 POTENTIAL\_CONTAMINANTS\_OF\_CONCERN: Waste Oil / Motor / Hydraulic / Lubricating  
 POTENTIAL\_MEDIA\_AFFECTED: Soil  
 Date: 1950-01-01 00:00:00  
 Action Type: Other  
 ACTION: Leak Reported  
 Date: 1988-08-08 00:00:00  
 ACTION: Open - Site Assessment  
 Date: 1988-08-08 00:00:00  
 ACTION: Open - Case Begin Date  
 Date: 1997-03-28 00:00:00  
 Action Type: ENFORCEMENT  
 ACTION: Notice of Responsibility - #40103  
 Date: 1998-09-22 00:00:00  
 Action Type: ENFORCEMENT  
 ACTION: Staff Letter - #29347  
 Date: 1998-10-07 00:00:00  
 Action Type: RESPONSE  
 ACTION: Soil and Water Investigation Report  
 Date: 1998-10-21 00:00:00  
 Action Type: ENFORCEMENT  
 ACTION: Staff Letter - #29349  
 Date: 1998-12-31 00:00:00  
 Action Type: RESPONSE  
 ACTION: Soil and Water Investigation Workplan  
 Date: 1999-01-14 00:00:00  
 Action Type: ENFORCEMENT  
 ACTION: Staff Letter - #29351  
 Date: 1999-02-26 00:00:00  
 Action Type: RESPONSE  
 ACTION: Soil and Water Investigation Report  
 Date: 1999-07-14 00:00:00  
 Action Type: ENFORCEMENT  
 ACTION: Staff Letter - #29356  
 Date: 1999-09-09 00:00:00  
 Action Type: RESPONSE  
 ACTION: Soil and Water Investigation Report  
 Date: 2000-04-20 00:00:00  
 ACTION: Completed - Case Closed

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.4 miles SE	52 ft (0 ft higher than site)	<b>53</b>
SITE NAME				AGENCY ID#
PRIVATE RESIDENCE				T0608502132
ADDRESS			CITY	ZIP
PRIVATE RESIDENCE			Palo Alto	94301

**DETAILS**

URL: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0608502132](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608502132)  
CASE\_TYPE: LUST Cleanup Site  
Status Date: 1999-03-29 00:00:00  
LEAD\_AGENCY: SANTA CLARA COUNTY LOP  
CASEWORKER: UST  
LOCAL\_AGENCY: SANTA CLARA COUNTY LOP  
FILE\_LOCATION: Stored on Microfiche  
POTENTIAL\_CONTAMINANTS\_OF\_CONCERN: Gasoline  
POTENTIAL\_MEDIA\_AFFECTED: Soil  
Date: 1950-01-01 00:00:00  
Action Type: Other  
ACTION: Leak Reported  
Date: 1997-02-28 00:00:00  
ACTION: Open - Site Assessment  
Date: 1997-02-28 00:00:00  
ACTION: Open - Case Begin Date  
Date: 1998-12-10 00:00:00  
Action Type: ENFORCEMENT  
ACTION: Staff Letter - #29160  
Date: 1999-02-01 00:00:00  
Action Type: RESPONSE  
ACTION: Soil and Water Investigation Workplan  
Date: 1999-02-02 00:00:00  
Action Type: ENFORCEMENT  
ACTION: Staff Letter - #29162  
Date: 1999-03-15 00:00:00  
Action Type: RESPONSE  
ACTION: Soil and Water Investigation Report  
Date: 1999-03-29 00:00:00  
ACTION: Completed - Case Closed

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
SLIC-Open-CA	Open - Inactive	0.4 miles SW	62 ft (10 ft higher than site)	<b>54</b>
<b>SITE NAME</b>				<b>AGENCY ID#</b>
Palo Alto Medical Foundation				SL608592734
<b>ADDRESS</b>			<b>CITY</b>	<b>ZIP</b>
URBAN LANE			Palo Alto	

**DETAILS**

URL: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=SL608592734](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL608592734)  
CASE\_TYPE: Cleanup Program Site  
Status Date: 2009-05-05 00:00:00  
LEAD\_AGENCY: SAN FRANCISCO BAY RWQCB (REGION 2)  
CASEWORKER: UUU  
POTENTIAL\_CONTAMINANTS\_OF\_CONCERN: \* Petroleum - Automotive gasolines, \* Petroleum - Diesel fuels, \* Volatile Organic Compounds (VOC)  
Date: 1950-01-01 00:00:00  
Action Type: Other  
ACTION: Leak Reported  
Date: 1950-01-01 00:00:00  
Action Type: REMEDIATION  
ACTION: Excavation  
Date: 2000-01-01 00:00:00  
ACTION: Open - Remediation  
Date: 2000-01-01 00:00:00  
ACTION: Open - Case Begin Date  
Date: 2009-05-05 00:00:00  
ACTION: Open - Inactive

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.42 miles SE	52 ft (0 ft higher than site)	<b>55</b>
SITE NAME				AGENCY ID#
CITY OF PARIS CLEANERS				T0608501691
ADDRESS		CITY	ZIP	
248 HOMER AVE		PALO ALTO	94301	
DETAILS				
<p>URL: <a href="http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608501691">http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608501691</a>  CASE_TYPE: LUST Cleanup Site  Status Date: 1997-01-23 00:00:00  LEAD_AGENCY: SAN FRANCISCO BAY RWQCB (REGION 2)  CASEWORKER: UNK  LOCAL_AGENCY: SANTA CLARA COUNTY LOP  RB_CASE_NUMBER: 43-1757  POTENTIAL_CONTAMINANTS_OF_CONCERN: Stoddard solvent / Mineral Sprits / Distillates  POTENTIAL_MEDIA_AFFECTED: Soil  Date: 1950-01-01 00:00:00  Action Type: Other  ACTION: Leak Discovery  Date: 1950-01-01 00:00:00  Action Type: Other  ACTION: Leak Stopped  Date: 1950-01-01 00:00:00  Action Type: Other  ACTION: Leak Reported  Date: 1987-06-29 00:00:00  ACTION: Open - Case Begin Date  Date: 1997-01-23 00:00:00  ACTION: Completed - Case Closed</p>				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Air-CA	Listed	0.44 miles S	62 ft (10 ft higher than site)	<b>56</b>
SITE NAME				AGENCY ID#
IDEO PRODUCT DEVELOPMENT				BAY AQMD-SCL-11634
ADDRESS		CITY	ZIP	
744 HIGH STREET		PALO ALTO	94301	
DETAILS				
<p>Agency ID Desc: The first portion is the Air Quality District, the second portion is the County, the last is the Facility ID  Facility ID: 11634  AIR BASIN: SF  TOG: 0.012  ROG: 0.012  CO: 0  NOX: 0  SOX: 0  PM: 0  PM10: 0</p>				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.45 miles SE	49 ft (3 ft lower than site)	<b>57</b>
SITE NAME				AGENCY ID#
Bill's Auto Glass				T0608501662
ADDRESS		CITY	ZIP	
744 High St		Palo Alto	94301	
DETAILS				
<p>URL: <a href="http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608501662">http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608501662</a>  CASE_TYPE: LUST Cleanup Site  Status Date: 1995-05-25 00:00:00  LEAD_AGENCY: SANTA CLARA COUNTY LOP  CASEWORKER: UST  LOCAL_AGENCY: SANTA CLARA COUNTY LOP  FILE_LOCATION: Stored electronically as an E-file  POTENTIAL_MEDIA_AFFECTED: Soil  Date: 1950-01-01 00:00:00  Action Type: Other  ACTION: Leak Reported  Date: 1991-01-01 00:00:00  ACTION: Open - Case Begin Date  Date: 1992-07-22 00:00:00  Action Type: RESPONSE  ACTION: Other Report / Document  Date: 1995-05-25 00:00:00  Action Type: ENFORCEMENT  ACTION: Closure/No Further Action Letter  Date: 1995-05-25 00:00:00  ACTION: Completed - Case Closed</p>				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.46 miles SE	49 ft (3 ft lower than site)	<b>58</b>
SITE NAME				AGENCY ID#
Kurt's Auto Care				T0608501702
ADDRESS		CITY	ZIP	
780 High St		Palo Alto	94301	

## DETAILS

URL: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0608501702](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608501702)  
CASE\_TYPE: LUST Cleanup Site  
Status Date: 2003-05-21 00:00:00  
LEAD\_AGENCY: SANTA CLARA COUNTY LOP  
CASEWORKER: UST  
LOCAL\_AGENCY: SANTA CLARA COUNTY LOP  
FILE\_LOCATION: Stored electronically as an E-file  
POTENTIAL\_CONTAMINANTS\_OF\_CONCERN: Diesel  
POTENTIAL\_MEDIA\_AFFECTED: Other Groundwater (uses other than drinking water)  
Date: 1950-01-01 00:00:00  
Action Type: Other  
ACTION: Leak Reported  
Date: 1986-01-29 00:00:00  
ACTION: Open - Site Assessment  
Date: 1986-01-29 00:00:00  
ACTION: Open - Case Begin Date  
Date: 1991-03-27 00:00:00  
Action Type: ENFORCEMENT  
ACTION: Notice of Violation - #40018  
Date: 1991-05-20 00:00:00  
Action Type: ENFORCEMENT  
ACTION: Staff Letter - #29110  
Date: 1991-05-20 00:00:00  
Action Type: RESPONSE  
ACTION: Preliminary Site Assessment Report  
Date: 1991-05-20 00:00:00  
ACTION: Open - Site Assessment  
Date: 1993-07-02 00:00:00  
Action Type: ENFORCEMENT  
ACTION: Staff Letter - #29112  
Date: 1993-07-12 00:00:00  
Action Type: RESPONSE  
ACTION: Soil and Water Investigation Report  
Date: 1993-10-29 00:00:00  
Action Type: ENFORCEMENT  
ACTION: Staff Letter - #29114  
Date: 1993-11-30 00:00:00  
Action Type: RESPONSE  
ACTION: Monitoring Report - Quarterly  
Date: 1994-01-28 00:00:00  
Action Type: ENFORCEMENT  
ACTION: Staff Letter - #29116  
Date: 1994-02-09 00:00:00  
Action Type: RESPONSE  
ACTION: Monitoring Report - Quarterly  
Date: 1994-05-04 00:00:00  
Action Type: ENFORCEMENT  
ACTION: Staff Letter - #29118  
Date: 1994-05-09 00:00:00  
Action Type: RESPONSE  
ACTION: Monitoring Report - Quarterly  
Date: 1994-08-04 00:00:00  
Action Type: ENFORCEMENT  
ACTION: Staff Letter - #29120  
Date: 1994-08-16 00:00:00  
Action Type: RESPONSE  
ACTION: Monitoring Report - Quarterly  
Date: 1994-10-31 00:00:00  
Action Type: ENFORCEMENT  
ACTION: Staff Letter - #29122  
Date: 1994-12-02 00:00:00  
Action Type: RESPONSE  
ACTION: Monitoring Report - Quarterly  
Date: 1994-12-22 00:00:00  
Action Type: ENFORCEMENT  
ACTION: Staff Letter - #29124  
Date: 1994-12-27 00:00:00  
Action Type: RESPONSE  
ACTION: Soil and Water Investigation Workplan  
Date: 1995-02-22 00:00:00  
Action Type: ENFORCEMENT  
ACTION: Staff Letter - #29126  
Date: 1995-03-09 00:00:00  
Action Type: RESPONSE

ACTION: Monitoring Report - Quarterly  
 Date: 1995-05-12 00:00:00  
 Action Type: ENFORCEMENT  
 ACTION: Staff Letter - #29128  
 Date: 1995-06-05 00:00:00  
 Action Type: RESPONSE  
 ACTION: Monitoring Report - Quarterly  
 Date: 1995-08-17 00:00:00  
 Action Type: ENFORCEMENT  
 ACTION: Staff Letter - #29130  
 Date: 1995-08-21 00:00:00  
 Action Type: RESPONSE  
 ACTION: Soil and Water Investigation Report  
 Date: 1996-01-15 00:00:00  
 Action Type: ENFORCEMENT  
 ACTION: Staff Letter - #29132  
 Date: 1996-01-17 00:00:00  
 Action Type: RESPONSE  
 ACTION: Monitoring Report - Quarterly  
 Date: 1996-07-26 00:00:00  
 Action Type: ENFORCEMENT  
 ACTION: Staff Letter - #29134  
 Date: 1996-07-29 00:00:00  
 Action Type: RESPONSE  
 ACTION: Monitoring Report - Quarterly  
 Date: 1997-01-23 00:00:00  
 Action Type: ENFORCEMENT  
 ACTION: Staff Letter - #29136  
 Date: 1997-01-28 00:00:00  
 Action Type: RESPONSE  
 ACTION: Monitoring Report - Quarterly  
 Date: 1999-07-30 00:00:00  
 Action Type: ENFORCEMENT  
 ACTION: Staff Letter - #29138  
 Date: 1999-08-02 00:00:00  
 Action Type: RESPONSE  
 ACTION: Monitoring Report - Quarterly  
 Date: 2001-07-27 00:00:00  
 Action Type: ENFORCEMENT  
 ACTION: Staff Letter - #29140  
 Date: 2001-08-30 00:00:00  
 Action Type: RESPONSE  
 ACTION: Monitoring Report - Quarterly  
 Date: 2002-08-12 00:00:00  
 Action Type: ENFORCEMENT  
 ACTION: Warning Letter - #38423  
 Date: 2003-05-21 00:00:00  
 ACTION: Completed - Case Closed

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.47 miles SE	55 ft (3 ft higher than site)	<b>59</b>
SITE NAME				AGENCY ID#
PENINSULA CREAMERY				T0608564540
ADDRESS			CITY	ZIP
800 HIGH STREET			PALO ALTO	94301

**DETAILS**

URL: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0608564540](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608564540)  
CASE\_TYPE: LUST Cleanup Site  
Status Date: 2005-06-29 00:00:00  
LEAD\_AGENCY: SANTA CLARA COUNTY LOP  
CASEWORKER: UST  
LOCAL\_AGENCY: SANTA CLARA COUNTY LOP  
POTENTIAL\_CONTAMINANTS\_OF\_CONCERN: Waste Oil / Motor / Hydraulic / Lubricating  
POTENTIAL\_MEDIA\_AFFECTED: Soil  
Date: 1950-01-01 00:00:00  
Action Type: REMEDIATION  
ACTION: Excavation  
Date: 1950-01-01 00:00:00  
Action Type: Other  
ACTION: Leak Reported  
Date: 1950-01-01 00:00:00  
Action Type: Other  
ACTION: Leak Discovery  
Date: 2004-03-23 00:00:00  
ACTION: Open - Case Begin Date  
Date: 2005-06-28 00:00:00  
ACTION: Open - Site Assessment  
Date: 2005-06-29 00:00:00  
ACTION: Completed - Case Closed

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
Air-CA	Listed	0.47 miles SE	49 ft (3 ft lower than site)	<b>60</b>
SITE NAME				AGENCY ID#
PHILIP ROBERTS MODELS				BAY AQMD-SCL-7678
ADDRESS		CITY	ZIP	
815 HIGH STREET		PALO ALTO	94301	
DETAILS				
Agency ID Desc: The first portion is the Air Quality District, the second portion is the County, the last is the Facility ID Facility ID: 7678 AIR BASIN: SF TOG: 0.012 ROG: 0.0118548 CO: 0 NOX: 0 SOX: 0 PM: 0 PM10: 0				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.48 miles SE	55 ft (3 ft higher than site)	<b>61</b>
SITE NAME				AGENCY ID#
Keenan Land Co				T0608501913
ADDRESS		CITY	ZIP	
753 Alma St		Palo Alto	94301	

**DETAILS**

URL: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0608501913](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608501913)  
CASE\_TYPE: LUST Cleanup Site  
Status Date: 1995-11-02 00:00:00  
LEAD\_AGENCY: SANTA CLARA COUNTY LOP  
CASEWORKER: UST  
LOCAL\_AGENCY: SANTA CLARA COUNTY LOP  
FILE\_LOCATION: Stored electronically as an E-file  
POTENTIAL\_CONTAMINANTS\_OF\_CONCERN: Diesel  
POTENTIAL\_MEDIA\_AFFECTED: Soil  
Date: 1950-01-01 00:00:00  
Action Type: Other  
ACTION: Leak Reported  
Date: 1993-10-15 00:00:00  
Action Type: RESPONSE  
ACTION: Other Report / Document  
Date: 1995-07-21 00:00:00  
ACTION: Open - Case Begin Date  
Date: 1995-11-02 00:00:00  
ACTION: Completed - Case Closed  
Date: 1995-11-02 00:00:00  
Action Type: ENFORCEMENT  
ACTION: Closure/No Further Action Letter

LIST	STATUS	DISTANCE	ELEVATION	MAPID
LUST-Closed-CA	Completed - Case Closed	0.48 miles S	55 ft (3 ft higher than site)	<b>62</b>
SITE NAME				AGENCY ID#
Independent BMW				T0608502061
ADDRESS			CITY	ZIP
799 Alma St			Palo Alto	94306
DETAILS				

URL: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0608502061](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608502061)  
CASE\_TYPE: LUST Cleanup Site  
Status Date: 1995-08-04 00:00:00  
LEAD\_AGENCY: SANTA CLARA COUNTY LOP  
CASEWORKER: UST  
LOCAL\_AGENCY: SANTA CLARA COUNTY LOP  
FILE\_LOCATION: Stored electronically as an E-file  
POTENTIAL\_CONTAMINANTS\_OF\_CONCERN: Gasoline  
POTENTIAL\_MEDIA\_AFFECTED: Soil  
Date: 1994-10-25 00:00:00  
Action Type: RESPONSE  
ACTION: Other Report / Document  
Date: 1995-08-04 00:00:00  
Action Type: ENFORCEMENT  
ACTION: Closure/No Further Action Letter  
Date: 1995-08-04 00:00:00  
ACTION: Open - Case Begin Date  
Date: 1995-08-04 00:00:00  
ACTION: Completed - Case Closed

## RECORD SOURCES SEARCHED

### AFS-US

**Air Facility System for Clean Air Act stationary sources**

**ASTM/AAI Category: ERS Supplemental Govt Sources**

**Description:** AFS contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners (automobiles and other mobile air pollution sources are tracked by a different AIRS subsystem (AMS).

**Agency:** Environmental Protection Agency

**Phone Number:** 2025645962

**Date last updated:** 5/20/2013

**Date last checked:** 5/20/2013

**Distance searched:** 0.125 miles

**Sites:**

None Found

### Air-CA

**Air Permits with Emissions**

**ASTM/AAI Category: ERS Supplemental Govt Sources**

**Description:** Air permitted facilities report to the ARB by the different Air Quality Districts.

**Agency:** California Air Resources Board

**Phone Number:** 9163222990

**Date last updated:** 4/2/2013

**Date last checked:** 4/2/2013

**Distance searched:** 0.5 miles

**Sites:**

GATE CLEANERS	MapID: 21	Listed
EQUINIX	MapID: 24	Listed
AT&T	MapID: 26	Listed
HOLIDAY CLEANERS	MapID: 29	Listed
CITY OF PALO ALTO	MapID: 37	Listed
GORDON BIRSCH BREWERY RESTAUR	MapID: 46	Listed
CITY OF PALO ALTO	MapID: 47	Listed
IDEO PRODUCT DEVELOPMENT	MapID: 56	Listed
PHILIP ROBERTS MODELS	MapID: 60	Listed

### BF-US

**A Listing of Brownfields Sites**

**ASTM/AAI Category: Federal Brownfield**

**Description:** Brownfields sites listed under the "Cleanups in My Community" program maintained by EPA.

**Agency:** U.S. Environmental Protective Agency  
**Phone Number:** 2025662777  
**Date last updated:** 5/31/2013  
**Date last checked:** 5/20/2013  
**Distance searched:** 0.5 miles  
**Sites:**  
None Found

**BioFuel-US**

**Bio Diesel Fuel**

**ASTM/AAI Category:** ERS Supplemental Govt Sources

**Description:** This database contains the EPA Fuels Programs facilities.

**Agency:** U.S Environmental Protection Agency

**Phone Number:** 2023439303

**Date last updated:** 5/31/2013

**Date last checked:** 5/20/2013

**Distance searched:** 0.25 miles

**Sites:**

None Found

**Cal Eval-Hist**

**EnviroStor Database Evaluation History Listing**

**ASTM/AAI Category:** State/Tribal Voluntary Cleanup Sites

**Description:** Historical sites are Identified sites from an older database where no site type was identified. Most of these sites have a status of Referred or No Further Action. DTSC is working to clean up this data by identifying an appropriate site type for each Historic Site.

**Agency:** CA Environmental Protection Agency, Department of Toxic Substances Control

**Phone Number:** 9163233400

**Date last updated:** 1/18/2013

**Date last checked:** 4/17/2013

**Distance searched:** 0.5 miles

**Sites:**

None Found

**Cal Eval-Hist NFA**

**EnviroStor Database Evaluation History NFA Listing**

**ASTM/AAI Category:** State/Tribal Voluntary Cleanup Sites

**Description:** Historical sites are Identified sites from an older database where no site type was identified. These particular sites have received No Further Action.

**Agency:** CA Environmental Protection Agency, Department of Toxic Substances Control

**Phone Number:** 9163233400

**Date last updated:** 1/18/2013

**Date last checked:** 4/17/2013

**Distance searched:** 0.5 miles

**Sites:**  
None Found

**Cal Military Active**

**EnviroStor Database Military Active Listing**

**ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites**

**Description:** Military sites include open and closed bases and Former Used Defense Sites. Active sites are those with confirmed or unconfirmed releases and where DTSC is involved in investigation and/or remediation, either in a lead or support capacity.

**Agency:** CA Environmental Protection Agency, Department of Toxic Substances Control

**Phone Number:** 9163233400

**Date last updated:** 1/18/2013

**Date last checked:** 4/17/2013

**Distance searched:** 1 mile

**Sites:**  
None Found

**Cal Military NFA**

**EnviroStor Database Military NFA Listing**

**ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites**

**Description:** Military sites include open and closed bases and Former Used Defense Sites. The confirmed or unconfirmed releases have been cleaned up and the case has received No Further Action.

**Agency:** CA Environmental Protection Agency, Department of Toxic Substances Control

**Phone Number:** 9163233400

**Date last updated:** 1/18/2013

**Date last checked:** 4/17/2013

**Distance searched:** 0.5 miles

**Sites:**  
None Found

**Cal Military Other**

**EnviroStor Database Military Other Listing**

**ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites**

**Description:** Military sites include open and closed bases and Former Used Defense Sites.

**Agency:** CA Environmental Protection Agency, Department of Toxic Substances Control

**Phone Number:** 9163233400

**Date last updated:** 1/18/2013

**Date last checked:** 4/17/2013

**Distance searched:** 1 mile

**Sites:**  
None Found

**Cal School Active**

**EnviroStor Database School Active Listing**

**ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites**

**Description:** Cal School Active identifies proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination.

**Agency:** CA Environmental Protection Agency, Department of Toxic Substances Control

**Phone Number:** 9163233400

**Date last updated:** 1/18/2013

**Date last checked:** 4/17/2013

**Distance searched:** 0.5 miles

**Sites:**

None Found

**Cal School NFA**

**EnviroStor Database School NFA Listing**

**ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites**

**Description:** School sites are identified as proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. These particular cases have now received a No Further Action.

**Agency:** CA Environmental Protection Agency, Department of Toxic Substances Control

**Phone Number:** 9163233400

**Date last updated:** 1/18/2013

**Date last checked:** 4/17/2013

**Distance searched:** 0.5 miles

**Sites:**

None Found

**Cal School Other**

**EnviroStor Database School Other Listing**

**ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites**

**Description:** School sites are identified as proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination.

**Agency:** CA Environmental Protection Agency, Department of Toxic Substances Control

**Phone Number:** 9163233400

**Date last updated:** 1/18/2013

**Date last checked:** 4/17/2013

**Distance searched:** 0.5 miles

**Sites:**

None Found

**Cal State Response Active**

**EnviroStor Database Superfund Other Listing**

**ASTM/AAI Category: State/Tribal CERCLIS Equivalent**

**Description:** State Response Active sites are confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high priority and high potential risk.

**Agency:** CA Environmental Protection Agency, Department of Toxic Substances Control

**Phone Number:** 9163233400

**Date last updated:** 1/18/2013

**Date last checked:** 4/17/2013

**Distance searched:** 1 mile

**Sites:**

None Found

### **Cal State Response NFA**

**EnviroStor Database State Response NFA Listing**

**ASTM/AAI Category:** State/Tribal CERCLIS Equivalent

**Description:** State Response Sites are confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These particular cases have now received No Further Action.

**Agency:** CA Environmental Protection Agency, Department of Toxic Substances Control

**Phone Number:** 9163233400

**Date last updated:** 1/18/2013

**Date last checked:** 4/17/2013

**Distance searched:** 0.5 miles

**Sites:**

None Found

### **Cal State Response Other**

**EnviroStor Database State Response Other Listing**

**ASTM/AAI Category:** State/Tribal CERCLIS Equivalent

**Description:** State Response Sites are confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

**Agency:** CA Environmental Protection Agency, Department of Toxic Substances Control

**Phone Number:** 9163233400

**Date last updated:** 1/18/2013

**Date last checked:** 4/17/2013

**Distance searched:** 0.5 miles

**Sites:**

None Found

### **Cal Superfund Active**

**EnviroStor Database Superfund Active Listing**

**ASTM/AAI Category:** State/Tribal CERCLIS Equivalent

**Description:** Federal Superfund Sites identified by the U.S. EPA. DTSC is actively involved, either in a lead or support capacity, in the investigation and/or remediation currently in progress.

**Agency:** CA Environmental Protection Agency, Department of Toxic Substances Control  
**Phone Number:** 9163233400  
**Date last updated:** 1/18/2013  
**Date last checked:** 4/17/2013  
**Distance searched:** 1 mile  
**Sites:**  
None Found

#### **Cal Superfund NFA**

##### **EnviroStor Database Superfund NFA Listing**

**ASTM/AAI Category:** State/Tribal CERCLIS Equivalent

**Description:** Federal Superfund Sites identified by the U.S. EPA. DTSC is actively involved, either in a lead or support capacity in the investigation and/or remediation currently in progress. These particular cases have now received No Further Action.

**Agency:** CA Environmental Protection Agency, Department of Toxic Substances Control  
**Phone Number:** 9163233400  
**Date last updated:** 1/18/2013  
**Date last checked:** 4/17/2013  
**Distance searched:** 1 mile

**Sites:**  
None Found

#### **Cal Superfund Other**

##### **EnviroStor Database Superfund Other Listing**

**ASTM/AAI Category:** State/Tribal CERCLIS Equivalent

**Description:** Federal Superfund Sites identified by the U.S. EPA. DTSC is actively involved, either in a lead or support capacity in the investigation and/or remediation currently in progress.

**Agency:** CA Environmental Protection Agency, Department of Toxic Substances Control  
**Phone Number:** 9163233400  
**Date last updated:** 1/18/2013  
**Date last checked:** 4/17/2013  
**Distance searched:** 1 mile

**Sites:**  
None Found

#### **Cal VCP Active**

##### **EnviroStor Database VCP Active Listing**

**ASTM/AAI Category:** State/Tribal Voluntary Cleanup Sites

**Description:** Cal VCP Active identifies sites with either confirmed, or unconfirmed releases, and the project proponents have requested that DTSC oversee evaluation, investigation, and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

**Agency:** CA Environmental Protection Agency, Department of Toxic Substances Control  
**Phone Number:** 9163233400

**Date last updated:** 1/18/2013

**Date last checked:** 4/17/2013

**Distance searched:** 0.5 miles

**Sites:**

PENINSULA CORRIDOR PROJECT

MapID: 49 Listed

### **Cal VCP NFA**

#### **EnviroStor Database VCP NFA Listing**

**ASTM/AAI Category:** State/Tribal Voluntary Cleanup Sites

**Description:** VCP NFA identifies sites where the confirmed or unconfirmed releases have been cleaned up and have now received No Further Action.

**Agency:** CA Environmental Protection Agency, Department of Toxic Substances Control

**Phone Number:** 9163233400

**Date last updated:** 1/18/2013

**Date last checked:** 4/17/2013

**Distance searched:** 0.5 miles

**Sites:**

None Found

### **Cal VCP Other**

#### **EnviroStor Database VCP Other Listing**

**ASTM/AAI Category:** State/Tribal Voluntary Cleanup Sites

**Description:** Voluntary Cleanup: Identifies sites with either confirmed or unconfirmed releases, and the project proponents have requested that DTSC oversee evaluation, investigation, and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

**Agency:** CA Environmental Protection Agency, Department of Toxic Substances Control

**Phone Number:** 9163233400

**Date last updated:** 1/18/2013

**Date last checked:** 4/17/2013

**Distance searched:** 0.5 miles

**Sites:**

None Found

### **CDL-CA**

#### **Clandestine Drug Labs**

**ASTM/AAI Category:** ERS Supplemental Govt Sources

**Description:** A listing of Clandestine Drug Lab locations. This listing includes active and inactive cases, as well as, labs that need maintenance.

**Agency:** Department of Toxic Substances Control

**Phone Number:** 9162556572

**Date last updated:** 4/9/2013

**Date last checked:** 4/9/2013

**Distance searched:** 0.125 miles

**Sites:**  
None Found

**CDL-US**

**National Clandestine Drug Lab Register**

**ASTM/AAI Category: ERS Supplemental Govt Sources**

**Description:** National Clandestine Drug Lab Register. Contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites.

**Agency:** Unites States Drug Enforcement Administration

**Phone Number:** 2023071000

**Date last updated:** 5/31/2013

**Date last checked:** 5/20/2013

**Distance searched:** 0.125 miles

**Sites:**  
None Found

**Cerclis-Archived-US**

**CERCLIS sites that have been archived**

**ASTM/AAI Category: Federal CERCLIS NFRAP**

**Description:** The Archive designation means that assessment at a site has been completed and EPA has determined no steps will be taken to designate the site as a priority by listing it on the National Priorities List (NPL). No further remedial action is planned for these sites under the Superfund Program.

**Agency:** United States Environmental Protection Agency

**Phone Number:** 8004249346

**Date last updated:** 5/31/2013

**Date last checked:** 5/20/2013

**Distance searched:** 0.5 miles

**Sites:**  
None Found

**CERCLIS-US**

**Comprehensive Environmental Response, Compensation, and Liability Information System**

**ASTM/AAI Category: Federal CERCLIS**

**Description:** CERCLIS is the Comprehensive Environmental Response, Compensation, and Liability Information System. CERCLIS contains information on hazardous waste sites, potential hazardous waste sites, and remedial activities across the nation, including sites that are on the National Priorities List (NPL) or being considered for the NPL.

**Agency:** United States Environmental Protection Agency

**Phone Number:** 8004249346

**Date last updated:** 6/1/2013

**Date last checked:** 5/20/2013

**Distance searched:** 0.5 miles

**Sites:**  
None Found

**CHWF-CA**

**Commercial Offsite Hazardous Waste Facilities**

**ASTM/AAI Category: ERS Supplemental Govt Sources**

**Description:** This list contains Commercial Recycling Facilities that accept hazardous materials/waste such as: Batteries, Plastics, Oil, Lamps, Metals, Paint related waste etc. Some of the facilities listed handle more than one material. For more information on the facility go to the Facility website listed on the details section.

**Agency:** Department of Toxic Substance Control

**Phone Number:** 8777869427

**Date last updated:** 4/25/2013

**Date last checked:** 4/17/2013

**Distance searched:** 0.5 miles

**Sites:**  
None Found

**Controls-CA**

**Calsites with Deed Restrictions or other Controls**

**ASTM/AAI Category: State/Tribal Inst/Eng Controls**

**Description:** A deed restricted site is a property where DTSC has placed limits or requirements on future use of the property due to varying levels of cleanup possible, practical, or necessary at the site. The DTSC Site Mitigation and Brownfield's Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. Not all deed restrictions are available at this time.

**Agency:** CA Environmental Protection Agency, Department of Toxic Substances Control

**Phone Number:** 9162553745

**Date last updated:** 4/25/2013

**Date last checked:** 4/17/2013

**Distance searched:** 0.5 miles

**Sites:**  
None Found

**Controls-US**

**Controls List**

**ASTM/AAI Category: Federal Inst/Eng Controls**

**Description:** Voluntary Action Program Sites with Engineering Controls and/or Institutional Controls placed on them and were identified by the Environmental Protection Agency.

**Agency:** Environmental Protection Agency

**Phone Number:** 8004249346

**Date last updated:** 5/31/2013

**Date last checked:** 5/14/2013  
**Distance searched:** 0.5 miles  
**Sites:**  
None Found

### **CORTESE-CA**

#### **Cortese Hazardous Waste & Substances Sites List**

**ASTM/AAI Category:** ERS Supplemental Govt Sources

**Description:** The Hazardous Waste and Substances Sites (Cortese) List. These sites are active or backlogged on remediation and may also be listed on other CA databases. The specific database type was done to comply with the California Environmental Quality Act.

**Agency:** California Department of Toxic Substances Control

**Phone Number:** 8007286942

**Date last updated:** 4/25/2013

**Date last checked:** 4/17/2013

**Distance searched:** 0.125 miles

**Sites:**

None Found

### **County-Landfills**

#### **Los Angeles County Landfills**

**ASTM/AAI Category:** State/Tribal Landfill/Solid Waste

**Description:** This database has all landfills in Los Angeles County.

**Agency:** Sanitation Department

**Phone Number:** 2134733231

**Date last updated:** 4/25/2013

**Date last checked:** 4/17/2013

**Distance searched:** 0.5 miles

**Sites:**

None Found

### **CUPA-CA**

#### **Certified Unified Program Agency**

**ASTM/AAI Category:** ERS Supplemental Govt Sources

**Description:** The records in this database come from county CUPA listings. The CUPA program provides oversight for the following statewide environmental program: Hazardous Waste, Hazardous Materials Business Plan, California Release Prevention Program, UST, AST, Onsite Hazardous Waste Treatment.

**Agency:** Local County Agencies

**Phone Number:** 9163232514

**Date last updated:** 4/25/2013

**Date last checked:** 4/2/2013

**Distance searched:** 0.25 miles

**Sites:**

None Found

**Delisted-NPL-US**

**Delisted NPL Sites**

**ASTM/AAI Category: Federal Delisted NPL**

**Description:** Delisted NPL sites are facilities that have been removed from the NPL list. EPA may delete a final NPL site if it determines that no further response is required to protect human health or the environment.

**Agency:** Environmental Protection Agency

**Phone Number:** 8004249346

**Date last updated:** 6/1/2013

**Date last checked:** 5/20/2013

**Distance searched:** 1 mile

**Sites:**

None Found

**EGRID-US**

**Emissions & Generation Resource Facilities**

**ASTM/AAI Category: ERS Supplemental Govt Sources**

**Description:** Emissions & Generation Resource Integrated Database (eGRID) is a comprehensive source of data on the environmental characteristics of almost all electric power generated in the United States.

**Agency:** Environmental Protection Agency

**Phone Number:** 2023439340

**Date last updated:** 5/20/2013

**Date last checked:** 5/20/2013

**Distance searched:** 0.5 miles

**Sites:**

None Found

**ERNS-US**

**Emergency Response Notification System**

**ASTM/AAI Category: Federal ERNS**

**Description:** The primary function of the National Response Center is to serve as the sole national point of contact for reporting all oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Agency:** National Response Center

**Phone Number:** 8004248802

**Date last updated:** 3/3/2013

**Date last checked:** 5/20/2013

**Distance searched:** 0.125 miles

**Sites:**

None Found

## **FRS-US**

### **Facility Registry Index (FINDS)**

#### **ASTM/AAI Category: ERS Supplemental Govt Sources**

**Description:** The Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest.

**Agency:** Environmental Protection Agency

**Phone Number:** 2022720167

**Date last updated:** 5/31/2013

**Date last checked:** 5/20/2013

**Distance searched:** 0.125 miles

#### **Sites:**

PACIFIC BELL

MapID: 11 Listed

MARTHA PAULINE SWAIN TRUSTEE

MapID: 12 Listed

PHOTO EXPRESS

MapID: 16 Listed

## **FUDS-US**

### **Formerly Used Defense Sites**

#### **ASTM/AAI Category: ERS Supplemental Govt Sources**

**Description:** The Department of Defense (DoD) is responsible for environmental restoration of properties that were formerly owned by, leased to or otherwise possessed by the United States and under the jurisdiction of the Secretary of Defense. Such properties are known as Formerly Used Defense Sites (FUDS). The Army is the executive agent for the program and the U.S. Army Corps of Engineers manages and directs the program's administration. The scope and magnitude of the FUDS program are significant, with more than 9,900 properties identified for potential inclusion in the program. Information about the origin and extent of contamination, land transfer issues, past and present property ownership, and program policies must be evaluated before DoD considers a property eligible for Defense Environment Restoration Account (DERA) funding under the FUDS program. Environmental cleanup procedures at FUDS are similar to those at active DoD installations.

**Agency:** Department of Defense

**Phone Number:** 2025284285

**Date last updated:** 5/20/2013

**Date last checked:** 5/20/2013

**Distance searched:** 1 mile

#### **Sites:**

None Found

## **HAULERS-CA**

### **Registered Waste Tire Haulers Listing**

#### **ASTM/AAI Category: ERS Supplemental Govt Sources**

**Description:** A listing of registered waste tire haulers. State law requires every person who transports 10 or more used/waste tires to hold a valid waste tire hauler registration.

**Agency:** Department of Resources Recycling and Recovery

**Phone Number:** 9163416422

**Date last updated:** 4/25/2013

**Date last checked:** 4/18/2013

**Distance searched:** 0.125 miles

**Sites:**

None Found

### **Hist-Agriculture**

**Historic Sources US: Ranches/Farms, Livestock/Agriculture**

**ASTM/AAI Category: ERS Exclusive Historic Sources**

**Description:** ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Ranches, Farms, Livestock, and/or Agriculture. This classification covers establishments primarily engaged in the production or feeding of beef cattle, except feedlots. Establishments also included are engaged in the production of cows' milk and other dairy products and in raising dairy heifer replacements. Such farms may process and bottle milk on the farm and sell at wholesale or retail. This category also includes establishments primarily engaged in the production of animal specialties, not elsewhere classified, such as pets, bees, worms, and laboratory animals. Furthermore, this industry includes establishments primarily engaged in the production of cash grains, not elsewhere classified. Primary cash grains in this classification include dry field and seed peas and beans, safflowers, sunflowers, and popcorn.

**Agency:** Environmental Record Search (ERS)

**Phone Number:** 8003772430

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.125 miles

**Sites:**

None Found

### **Hist-Auto Dealers**

**Historic Sources US: Auto and Truck Dealers**

**ASTM/AAI Category: ERS Exclusive Historic Sources**

**Description:** ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Auto Dealers. This classification is comprised of establishments involved in the retail sale of new automobiles and light trucks. This category also covers establishments primarily engaged in the retail sale of used cars only, with no sales of new automobiles, new automobile tires, batteries, and other automobile parts and accessories.

**Agency:** Environmental Record Search (ERS)

**Phone Number:** 8003772430

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.125 miles

**Sites:**

None Found

**Hist-Auto Repair**

**Historic Sources US: Automotive and Truck Tire Dealers**

**ASTM/AAI Category: ERS Exclusive Historic Sources**

**Description:** ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Auto Repair and Tire Dealers. This classification is primarily selling, tires, replacement parts, batteries, and other automotive accessories. In addition, many operate service departments.

**Agency:** Environmental Record Search (ERS)

**Phone Number:** 8003772430

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.125 miles

**Sites:**

None Found

**Hist-CA**

**Previously Listed California Sites**

**ASTM/AAI Category: ERS Supplemental Govt Sources**

**Description:** ERS has compiled records that have been previously listed in other agency databases. When ERS updates an agency database, if there is a record that was in the older version but the record is not found in the newer version, it is put into this database. The site may have been completely removed, or there was a significant change in the record such as Name, ID, or Address. The information from the old listing is preserved in this database along with which database it was originally in. It is also possible that it was moved from one database to another such as a LUST Open site receiving closure and now being listed in the LUST Closed database.

**Agency:** Environmental Record Search (ERS)

**Phone Number:** 8003772430

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.25 miles

**Sites:**

AIDA MERRILL Listed	MapID: 23	No Longer
Office Building Listed	MapID: 26	No Longer
Premier Properties Listed	MapID: 30	No Longer

### **Hist-Chemical Manufacturing**

#### **Historic Sources US: Manufacturing and Distribution of Chemicals, Gases, and/or Solids**

##### **ASTM/AAI Category: ERS Exclusive Historic Sources**

**Description:** ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Manufacturing and Distribution of Chemicals, Gases, and/or Solids. This industry classification includes establishments engaged in manufacturing alkalis and chlorine. Examples of products include compressed or liquefied chlorine, sodium or potassium hydroxide, sodium bicarbonate, and soda ash (not produced at mines). Manufacturing of industrial gases (organic as well as inorganic) that may be sold in compressed, liquid, or solid form. Industrial gases include acetylene, argon, carbon dioxide, helium, hydrogen, neon, nitrogen, nitrous oxide, and oxygen. Also, manufacturing industrial inorganic chemicals not elsewhere classified. A few examples are alum, ammonium compounds (except for fertilizer), industrial bleaches (sodium or calcium hypochlorite), chemical catalysts, hydrazine, hydrochloric acid, hydrogen peroxide, inorganic sodium compounds, and sulfuric acid. Other chemicals, not elsewhere classified, such as, fatty acids, essential oils, gelatin (except vegetable), sizes, bluing, laundry soaps, writing and stamp pad ink, industrial compounds, such as boiler and heat insulating compounds, metal, oil, and water treating compounds, waterproofing compounds, and chemical supplies for foundries. This category also includes manufacturing various resins and plastics for sale to other industries that create plastic sheets, rods, films, and other products. The category also includes synthetic rubber, soap and detergents, rayon and acetate fibers. Furthermore, this category includes industrial and household adhesives, glues, caulking compounds, sealants, and linoleum, tile, rubber cements from vegetable, hardwood and softwood distillation products, natural dyes, tanning materials, and related products

**Agency:** Environmental Record Search (ERS)

**Phone Number:** 8003772430

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.125 miles

**Sites:**

None Found

### **Hist-Cleaners**

#### **Historic Sources US: Laundry, Cleaners, and Dry Cleaning Services**

##### **ASTM/AAI Category: ERS Exclusive Historic Sources**

**Description:** ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites, such as: Laundry, Cleaners, and Dry Cleaning Services. This category includes firms that primarily operate mechanical laundries powered with steam or other means, offer services, such as, dry cleaning or dyeing apparel, household fabrics, cleaning carpets and upholstered furniture, repair, alteration, and storage of clothes for individuals. Also, these

establishments may provide laundered or dry-cleaned services to industrial, commercial, and government users. This category also includes establishments that primarily serve as agents for launderers and drycleaners. Furthermore, this category also includes businesses that primarily supply or rent to commercial establishments or household users the following laundered items: uniforms, gowns, and coats used by doctors, nurses, barbers, beauticians, and waitresses; table linens, bed linens, towels and toweling; and similar various items.

**Agency:** Environmental Record Search (ERS)

**Phone Number:** 8003772430

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.125 miles

**Sites:**

Lytton Cleaners

Elite Cleaners & Tailors

MapID: 6 Listed

MapID: 15 Listed

### Hist-Controls-CA

**Previous Restricted Use Sites**

**ASTM/AAI Category:** State/Tribal Inst/Eng Controls

**Description:** Previous(History) restricted use sites where DTSC placed limits or requirements on future use of the property.

**Agency:** Department of Toxic Substances Control

**Phone Number:** 9162553745

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.5 miles

**Sites:**

None Found

### Hist-FIFRA-US

**Case Administration Data from National Compliance Database (Federal Insecticide, Fungicide, and Rodenticide Act)**

**ASTM/AAI Category:** ERS Supplementa

**Description:** This database is no longer maintained by EPA since 2006. The system tracked compliance monitoring and enforcement activities from the time an inspector conducts an inspection until the inspector closes the case or settles any resulting enforcement action(s). EPA now has the ICS database to track this information.

**Agency:** U.S. Environmental Protection Agency

**Phone Number:** 2025642501

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.125 miles

**Sites:**

None Found

**Hist-Machine Shop**

**Historic Sources US: Machine Shops, Welding, Machine Repair**

**ASTM/AAI Category: ERS Exclusive Historic Sources**

**Description:** ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites, such as: Machine shops, welding shops and machine repair.

**Agency:** Environmental Record Search (ERS)

**Phone Number:** 8003772430

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.125 miles

**Sites:**

None Found

**Hist-Manufacturing**

**Historic Sources US:**

**ASTM/AAI Category: ERS Exclusive Historic Sources**

**Description:** ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes manufacturing sites.

**Agency:** Environmental Record Search (ERS)

**Phone Number:** 8003772430

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.125 miles

**Sites:**

None Found

**Hist-Metal Plating**

**Historic Sources US:**

**ASTM/AAI Category: ERS Exclusive Historic Sources**

**Description:** ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes metal plating sites.

**Agency:** Environmental Record Search (ERS)

**Phone Number:** 8003772430

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.125 miles

**Sites:**

None Found

### **Hist-Mortuaries**

#### **Historic Sources US: Crematories/Mortuaries**

##### **ASTM/AAI Category: ERS Exclusive Historic Sources**

**Description:** ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Mortuaries and Crematories. This classification includes establishments primarily engaged in preparing the dead for burial, conducting funerals, and cremating the dead.

**Agency:** Environmental Record Search (ERS)

**Phone Number:** 8003772430

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.125 miles

#### **Sites:**

None Found

### **Historical-CA**

#### **Historical Sites**

##### **ASTM/AAI Category: ERS Supplemental Govt Sources**

**Description:** Identifies sites from an older database where no site type was identified. Most of these sites have a status of Referred or No Further Action. DTSC is working to clean-up this data by identifying an appropriate site type for each "Historic" site.

**Agency:** Department of Toxic Substance Control

**Phone Number:** 8777869427

**Date last updated:** 4/25/2013

**Date last checked:** 4/18/2013

**Distance searched:** 0.5 miles

#### **Sites:**

PENINSULA CORRIDOR PROJECT

MapID: 49 Listed

### **Hist-Petroleum**

#### **Historic Sources US: Petroleum Refining/ Manufacturing/ Chemicals**

##### **ASTM/AAI Category: ERS Exclusive Historic Sources**

**Description:** ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Petroleum Refining, Manufacturing, and/or processing Chemicals. This category covers establishments engaged primarily in producing gasoline, kerosene, distillate fuel oils, residual fuel oils, and lubricants through fractionation or straight distillation of crude oil, re-distillation of unfinished petroleum derivatives, cracking, or other processes. This category also includes establishments primarily engaged in manufacturing packaged fuel, powdered fuel, and other products of petroleum and coal not elsewhere classified, asphalt and tar paving mixtures and paving blocks made of asphalt mixed. Furthermore, this category includes establishments primarily engaged in blending, compounding, and

re-refining lubricating oils and greases from purchased mineral, animal, and vegetable materials.

**Agency:** Environmental Record Search (ERS)

**Phone Number:** 8003772430

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.125 miles

**Sites:**

None Found

### Hist-Printers

**Historic Sources US: Printers and Publishers**

**ASTM/AAI Category: ERS Exclusive Historic Sources**

**Description:** ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Printers and Publishers. This category is primarily engaged in publishing newspapers or in publishing and printing newspapers, publishing and printing periodicals, publishing and printing books and pamphlets. Other forms of publishing not elsewhere classified, such as, atlases, business service newsletters, calendars, catalogs, directories, guides, maps and map globe covers, paper patterns, race track programs, racing forms, sheet music, shopping news, technical manuals and papers, telephone directories, and yearbooks, as well as the activity of micropublishing. This category also includes, commercial printing of magazines, postage stamps, dollar bills, calendars, fine art prints, wallpaper, catalogs, coupons, directories, newspaper advertising inserts, playing cards, postcards, gift wrap, and product packaging and wrappers, greeting cards, blank books, including checkbooks and books with ruling paper, and loose-leaf binders. Furthermore, these industries are also engaged in typesetting for the trade, including advertising typesetting, hand or machine composition, photocomposition, phototypesetting, computer-controlled typesetting, and typographic composition.

**Agency:** Environmental Record Search (ERS)

**Phone Number:** 8003772430

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.125 miles

**Sites:**

OMEGA PRINTING

MapID: 10 Listed

News America In Store

MapID: 11 Listed

DENNODO TECHNOLOGIES INC

MapID: 17 Listed

### Hist-RV-Dealers

**Historic Sources US: Trailer and Recreational Vehicle Dealers**

**ASTM/AAI Category: ERS Exclusive Historic Sources**

**Description:** ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification,

may have used hazardous materials or petroleum products. This listing includes sites such as: Trailer and Recreational Vehicle Dealers. This classification is comprised of establishments involved in the retail sale of new and used motor homes, recreational trailers, and campers (pickup coaches), motorcycles, motorboats and other watercraft, marine supplies, and outboard motors.

**Agency:** Environmental Record Search (ERS)

**Phone Number:** 8003772430

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.125 miles

**Sites:**

None Found

### **Hist-Salvage**

**Historic Sources US: Vehicle Salvage Yards or Wreckers**

**ASTM/AAI Category: ERS Exclusive Historic Sources**

**Description:** ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Vehicle Salvage Yards or Wreckers.

**Agency:** Environmental Record Search (ERS)

**Phone Number:** 8003772430

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.125 miles

**Sites:**

None Found

### **Hist-Service Stations**

**Historic Sources US: Service Stations/Vehicle Fueling**

**ASTM/AAI Category: ERS Exclusive Historic Sources**

**Description:** ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Service Stations/Vehicle Fueling Stations. This category includes gasoline service stations primarily engaged in selling gasoline and lubricating oils. These establishments frequently sell other merchandise, such as tires, batteries, and other automobile parts, or perform minor repair work.

**Agency:** Environmental Record Search (ERS)

**Phone Number:** 8003772430

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.125 miles

**Sites:**

7-Eleven

MapID: 5 Listed

### **Hist-Transportation**

#### **Transportation Facilities**

**ASTM/AAI Category: ERS Exclusive Historic Sources**

**Description:** Airport Locations.

**Agency:** Environmental Record Search (ERS)

**Phone Number:** 8003772430

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.125 miles

**Sites:**

None Found

### **Hist-Trucking**

#### **Historic Sources US: Trucking, Shipping, Delivery, and/or Storage**

**ASTM/AAI Category: ERS Supplemental Historic Sources**

**Description:** ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Trucking, Shipping, and/or Delivery Storage. This category covers establishments primarily engaged in furnishing trucking or transfer services without storage for freight generally weighing more than 100 pounds, in a single municipality, contiguous municipalities, or a municipality and its suburban areas. This category also includes establishments primarily engaged in the delivery of individually addressed letters, parcels, and packages (generally under 100 pounds), except by means of air transportation or by the United States Postal Service. This category covers establishments primarily engaged in furnishing "over-the-road" trucking services or storage services, including household goods either as common carriers or under special or individual contracts or agreements, for freight generally weighing more than 100 pounds. This category also includes establishments primarily engaged in the warehousing and storage of special products, not elsewhere classified, such as household goods, automobiles (dead storage only), furs (for the trade), textiles, oil, chemicals, lumber, whiskey, and goods at foreign trade zones, farm products, perishable goods under refrigeration.

**Agency:** Environmental Record Search (ERS)

**Phone Number:** 8003772430

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.25 miles

**Sites:**

None Found

### **Hist-US**

#### **Previously Listed Federal Sites**

**ASTM/AAI Category: ERS Supplemental Govt Sources**

**Description:** ERS has compiled records that have been previously listed in other agency databases. When ERS updates an agency database, if there is a record that was in the older version but the record is not found in the newer version, it is put into this database. The site may have been completely removed, or there was a significant change in the record such as Name, ID, or Address. The information from the old listing is preserved in this database along with which database it was originally in, It is also possible that it was moved from one database to another such as a LUST Open site receiving closure and now being listed in the LUST Closed database.

**Agency:** Environmental Record Search (ERS)

**Phone Number:** 8003772430

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.25 miles

**Sites:**

PACIFIC BELL Listed	MapID: 9	No Longer
MARTHA PAULINE SWAIN TRUSTEE Listed	MapID: 12	No Longer
PHOTO EXPRESS Listed	MapID: 18	No Longer
WALGREENS 781 Listed	MapID: 22	No Longer
COMPAQ COMPUTER CORP ALTA VISTA Listed	MapID: 25	No Longer
HEWLETT PACKARD UNIVERSITY AVE Listed	MapID: 28	No Longer
PACIFIC BELL Listed	MapID: 32	No Longer
WOLF CAMERA STORE #954 Listed	MapID: 35	No Longer

**Hist-US-EC**

**Engineering Controls Sites List**

**ASTM/AAI Category:** Federal Inst/Eng Controls

**Description:** Voluntary Action Program Sites with Engineering Controls placed on them and were identified by the Environmental Protection Agency.

**Agency:** Environmental Protection Agency

**Phone Number:** 8004249346

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.5 miles

**Sites:**

None Found

**Hist-US-IC**

**Sites with Institutional Controls**

**ASTM/AAI Category: Federal Inst/Eng Controls**

**Description:** Voluntary Action Program Sites with Institutional Controls placed on them and were identified by the Environmental Protection Agency.

**Agency:** Environmental Protection Agency

**Phone Number:** 8004249346

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.5 miles

**Sites:**

None Found

**Hist-UST**

**Historical Underground Storage Tanks**

**ASTM/AAI Category: State/Tribal UST**

**Description:** The California State Water Resources Control Board keeps the Hazardous Substances Storage Container Information on file. This is a database that is considered by DTSC as historical and no longer updated.

**Agency:** California State Water Resources Control Board

**Phone Number:** 9163415851

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.125 miles

**Sites:**

96226

MapID: 7 Listed

**Hist-Vehicle-Parts**

**Historic Sources US: Vehicle Parts**

**ASTM/AAI Category: ERS Exclusive Historic Sources**

**Description:** ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Vehicle Parts Dealers. This category includes establishments primarily engaged in the retail sale of new automobile tires, batteries, and other automobile parts and accessories.

**Agency:** Environmental Record Search (ERS)

**Phone Number:** 8003772430

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.125 miles

**Sites:**

None Found

**HMIS-US**

**Hazardous Materials Information System**

**ASTM/AA Category: Federal Emergency Release Reports**

**Description:** Data includes spills, releases, or other incidents involving hazardous materials in commerce during the course of transportation. All modes of transportation are included except pipeline and bulk marine transportation. Data represent a census of all incidents reportable to the U.S. Department of Transportation (DOT). U.S. federal regulations require all spills meeting the following criteria to be reported, in writing, to DOT's Office of Hazardous Materials Safety:

As a direct result of hazardous materials:

a person is killed or receives injuries requiring hospitalization; or estimated property damage exceeds \$50,000; or an evacuation of the general public lasts for one or more hours; or a major transportation artery or facility is closed for one or more hours; or the operational flight pattern or routing of an aircraft is altered; or Fire, breakage, spillage, or suspected contamination occurs involving shipment of radioactive materials or infectious substances; or There as been a release of a marine pollutant exceeding 450 L or 400 kg; or Any unintentional release of a hazardous material from a package or any quantity of hazardous waste discharged during transportation.

**Agency:** US Department of Transportation Pipeline and Hazardous Materials Safety Administration

**Phone Number:** 2023664433

**Date last updated:** 5/31/2013

**Date last checked:** 5/20/2013

**Distance searched:** 0.125 miles

**Sites:**

None Found

**HWIS-CA**

**Hazardous Waste Information Summary**

**ASTM/AAI Category: State/Tribal RCRA Equivalent**

**Description:** The Hazardous Waste Summary Report (formerly the Tanner Report) is prepared from data extracted from the copies of hazardous waste manifests received each year by DTSC. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

**Agency:** CA Environmental Protection Agency, Department of Toxic Substances Control

**Phone Number:** 9162553745

**Date last updated:** 4/18/2013

**Date last checked:** 4/18/2013

**Distance searched:** 0.125 miles

**Sites:**

CHARLES EDELSTEIN	MapID: 1	Listed
UNIVERSITY GRAPHICS	MapID: 2	Listed
CHRISTINE E HANSEN DDS	MapID: 3	Listed
SCOTT J LOMAN DDS	MapID: 3	Listed
ALTOS REPRODUCTIONS INC	MapID: 4	Listed
WALLACE & EVELYN MCMILLS	MapID: 8	Listed
ROWENA WU	MapID: 8	Listed
OMEGA PRINTING	MapID: 8	Listed

PACIFIC TELEPHONE AND TELEGRAPH CO	MapID: 9	Listed
PALO ALTO THEATRE CORP	MapID: 12	Listed
MARTHA PAULINE SWAIN TRUSTEE	MapID: 12	Listed
BROWN THREE LLC	MapID: 13	Listed
KLING ASSOCIATES	MapID: 14	Listed
HOUDA KHALAF	MapID: 16	Listed
PHOTO EXPRESS/PALO ALTO	MapID: 18	Listed

### HWT-CA

#### **Hazardous Waste Transporters**

##### **ASTM/AAI Category: ERS Supplemental Govt Sources**

**Description:** Registered Hazardous Waste Transporters in California defined by the Department of Toxic Substance Control. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

**Agency:** Department of Toxic of Substance Control

**Phone Number:** 9164407145

**Date last updated:** 4/25/2013

**Date last checked:** 4/18/2013

**Distance searched:** 0.125 miles

#### **Sites:**

None Found

### ICIS-FEC-US

#### **Integrated Compliance Information System for Federal Enforcement Data**

##### **ASTM/AAI Category: ERS Supplemental Govt Sources**

**Description:** The Integrated Compliance Information System (ICIS) tracks all formal administrative and judicial enforcement actions taken by the U.S. EPA and is used as the system of record to provide official enforcement data.

**Agency:** Environmental Protection Agency

**Phone Number:** 2025646962

**Date last updated:** 5/31/2013

**Date last checked:** 5/2/2013

**Distance searched:** 0.5 miles

#### **Sites:**

None Found

### ICIS-NPDES-US

#### **National Pollutant Discharge Elimination System (NPDES)**

##### **ASTM/AAI Category: ERS Supplemental Govt Sources**

**Description:** Water pollution degrades surface waters making them unsafe for drinking, fishing, swimming, and other activities. As authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States.

**Agency:** United States Environmental Protection Agency  
**Phone Number:** 2022720167  
**Date last updated:** 5/20/2013  
**Date last checked:** 5/20/2013  
**Distance searched:** 0.25 miles  
**Sites:**  
None Found

**Land Disposal-CA**

**Land Disposal-Landfill**

**ASTM AAI Category:** State/Tribal Landfill/Solid Waste

**Description:** Land Disposal Sites managed by RWQCB. Cleanup status is included on data.

**Agency:** Regional Water Quality Control Board  
**Phone Number:** 9163415455  
**Date last updated:** 4/25/2013  
**Date last checked:** 4/18/2013  
**Distance searched:** 0.5 miles  
**Sites:**  
None Found

**LUST-Closed-CA**

**Leaking Underground Storage Tanks, Closed Cases**

**ASTM/AAI Category:** State/Tribal LUST

**Description:** The California State Water Resources Control Board's Underground Storage Tank Program keeps a list of all underground storage tanks which have been reported as having had a release. This subset of sites are those that have received closure and now have a status of Case Closed.

**Agency:** CA State Water Resources Control Board, Underground Storage Tank Program  
**Phone Number:** 9163415808  
**Date last updated:** 4/25/2013  
**Date last checked:** 4/19/2013  
**Distance searched:** 0.5 miles  
**Sites:**

Varsity Theatre Case Closed	MapID: 12	Completed -
Presidents Hotel Case Closed	MapID: 19	Completed -
Office Building Case Closed	MapID: 26	Completed -
Shearer Family Trust Case Closed	MapID: 27	Completed -
Premier Properties Case Closed	MapID: 31	Completed -
Pacific Bell Case Closed	MapID: 33	Completed -

Unocal #3879 Case Closed	MapID: 34	Completed -
Independent BMW Case Closed	MapID: 36	Completed -
Palo Alto Civic Center Case Closed	MapID: 38	Completed -
Tidy Town Cleaners Case Closed	MapID: 39	Completed -
CITY OF PALO ALTO PARKING LOT Case Closed	MapID: 41	Completed -
Stanford B.M.W. Case Closed	MapID: 42	Completed -
Palo Alto Fire Station #1 Case Closed	MapID: 44	Completed -
Coldwell Banker Case Closed	MapID: 48	Completed -
City of Palo Alto (Sidewalk) Case Closed	MapID: 50	Completed -
PRIVATE RESIDENCE Case Closed	MapID: 51	Completed -
Palo Alto Transmission Service Case Closed	MapID: 52	Completed -
PRIVATE RESIDENCE Case Closed	MapID: 53	Completed -
CITY OF PARIS CLEANERS Case Closed	MapID: 55	Completed -
Bill's Auto Glass Case Closed	MapID: 57	Completed -
Kurt's Auto Care Case Closed	MapID: 58	Completed -
PENINSULA CREAMERY Case Closed	MapID: 59	Completed -
Keenan Land Co Case Closed	MapID: 61	Completed -
Independent BMW Case Closed	MapID: 62	Completed -

**LUST-Open-CA**

**Leaking Underground Storage Tanks, Open Cases**

**ASTM/AAI Category: State/Tribal LUST**

**Description:** The California State Water Resources Control Board's Underground Storage Tank Program keeps a list of all underground storage tanks which have been reported as having had a release. This subset of sites are those that have not yet been cleaned up and now have a status of Case Open.

**Agency:** CA State Water Resources Control Board, Underground Storage Tank Program

**Phone Number:** 9163415808

**Date last updated:** 4/25/2013

**Date last checked:** 4/19/2013

**Distance searched:** 0.5 miles

**Sites:**

SHELL - 355 ALMA

MapID: 43

Open -

Assessment & Interim Remedial Action

**MINES-US**

**Mines Master Index File**

**ASTM/AAI Category:** ERS Supplemental Govt Sources

**Description:** The Master Index file contains all mine identification numbers issued for mines active or opened since 1971.

**Agency:** United States Department of Labor

**Phone Number:** 8777786055

**Date last updated:** 5/31/2013

**Date last checked:** 5/20/2013

**Distance searched:** 0.25 miles

**Sites:**

None Found

**NPL-US**

**National Priorities List**

**ASTM/AAI Category:** Federal NPL

**Description:** The National Priorities List is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation.

**Agency:** United States Environmental Protection Agency

**Phone Number:** 8004249346

**Date last updated:** 6/1/2013

**Date last checked:** 5/20/2013

**Distance searched:** 1 mile

**Sites:**

None Found

**OGW-CA**

**California Oil and Gas Wells**

**ASTM/AAI Category:** ERS Supplemental Govt Sources

**Description:** Oil and Gas Wells database maintained by the Department of Conservation. If available, Operators and Lease Names for the well are given.

**Agency:** California Department of Conservation, Division of Oil, Gas & Geothermal Resources

**Phone Number:** 9163231779

**Date last updated:** 4/25/2013

**Date last checked:** 4/23/2013  
**Distance searched:** 0.25 miles  
**Sites:**  
None Found

**PADS-US**

**PCB Registration Database System**

**ASTM/AAI Category:** ERS Supplemental Govt Sources

**Description:** PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

**Agency:** Environmental Protection Agency

**Phone Number:** 2025660500

**Date last updated:** 5/20/2013

**Date last checked:** 5/20/2013

**Distance searched:** 0.125 miles

**Sites:**  
None Found

**PCB-US**

**PCB Transformers**

**ASTM/AAI Category:** ERS Supplemental Govt Sources

**Description:** Most recent PCB Transformer Registration Database. This database indicates the best known current status of registered PCB transformers

**Agency:** U.S Environmental Protection Agency

**Phone Number:** 7033088404

**Date last updated:** 5/20/2013

**Date last checked:** 5/20/2013

**Distance searched:** 0.125 miles

**Sites:**  
None Found

**PCS-US**

**Permit Compliance System for Clean Water Act**

**ASTM/AAI Category:** ERS Supplemental Govt Sources

**Description:** PCS is an information management system maintained by the Office of Compliance to track permit compliance and enforcement status of facilities regulated by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act. PCS is designed to support the NPDES program at the state, regional, and national levels.

**Agency:** Environmental Protection Agency

**Phone Number:** 2025640221

**Date last updated:** 5/20/2013

**Date last checked:** 5/20/2013

**Distance searched:** 0.125 miles

**Sites:**

None Found

### **RADINFO-US**

#### **Radiation Information Database**

**ASTM/AAI Category: ERS Supplemental Govt Sources**

**Description:** Contains information about facilities that are regulated by the US EPA regulations for radiation and radioactivity.

**Agency:** Environmental Protection Agency

**Phone Number:** 2023439775

**Date last updated:** 5/22/2013

**Date last checked:** 5/20/2013

**Distance searched:** 0.5 miles

**Sites:**

None Found

### **RCRA-COR-US**

#### **Resource Conservation and Recovery Act - Corrective Actions**

**ASTM/AAI Category: Federal RCRA CORRACTS**

**Description:** The primary goals of RCRA are to: Protect human health and the environment from the potential hazards of waste disposal. Conserve energy and natural resources. Reduce the amount of waste generated. Ensure that wastes are managed in an environmentally sound manner.

EPA estimates that between 50 and 70 percent of all TSDFs have some degree of environmental contamination requiring detailed investigation and perhaps cleanup. Under a program entitled Corrective Action, EPA has the statutory authority to require permitted and interim status TSDFs to clean up hazardous waste contamination.

**Agency:** United States Environmental Protection Agency

**Phone Number:** 8004249346

**Date last updated:** 5/30/2013

**Date last checked:** 5/21/2013

**Distance searched:** 1 mile

**Sites:**

None Found

### **RCRA-TSD-US**

#### **Resource Conservation and Recovery Act - Treatment, Storage, and Disposal sites**

**ASTM/AAI Category: Federal RCRA non-CORRACTS TSD**

**Description:** The primary goals of RCRA are to: Protect human health and the environment from the potential hazards of waste disposal. Conserve energy and natural resources. Reduce the amount of waste generated. Ensure that wastes are managed in an environmentally sound manner.

Treatment, Storage and Disposal Facility - Facilities that receive hazardous waste from generators or other facilities for treatment, storage or disposal of waste are known as TSDFs.

**Agency:** United States Environmental Protection Agency

**Phone Number:** 8004249346  
**Date last updated:** 5/30/2013  
**Date last checked:** 5/21/2013  
**Distance searched:** 0.5 miles

**Sites:**

None Found

**RCRA-US**

**Resource Conservation and Recovery Act**

**ASTM/AAI Category: Federal RCRA Generators**

**Description:** The primary goals of RCRA are to: Protect human health and the environment from the potential hazards of waste disposal. Conserve energy and natural resources. Reduce the amount of waste generated. Ensure that wastes are managed in an environmentally sound manner.

**Agency:** United States Environmental Protection Agency

**Phone Number:** 8004249346

**Date last updated:** 6/3/2013

**Date last checked:** 5/21/2013

**Distance searched:** 0.125 miles

**Sites:**

PACIFIC BELL

MapID: 11 Listed

MARTHA PAULINE SWAIN TRUSTEE

MapID: 12 Listed

PHOTO EXPRESS

MapID: 16 Listed

**RESPONSE-CA**

**State Response Sites**

**ASTM/AAI Category: ERS Supplemental Govt Sources**

**Description:** Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high priority and high potential risk.

**Agency:** Department of Toxic Substances Control

**Phone Number:** 9163233400

**Date last updated:** 4/25/2013

**Date last checked:** 4/23/2013

**Distance searched:** 0.125 miles

**Sites:**

None Found

**RFG-Lab-US**

**Reformulated Gasoline (RFG)**

**ASTM/AAI Category: ERS Supplemental Govt Sources**

**Description:** This database includes the list of registered Reformulated Gasoline Laboratories.

**Agency:** Environmental Protection Agency, United States

**Phone Number:** 2023439303  
**Date last updated:** 5/21/2013  
**Date last checked:** 5/21/2013  
**Distance searched:** 0.125 miles  
**Sites:**  
None Found

### **ROD-US**

#### **Records of Decision**

##### **ASTM/AAI Category: ERS Supplemental Govt Sources**

**Description:** The Record of Decision (ROD) is a public document that explains which cleanup alternatives will be used to clean up a Superfund site. The ROD for sites listed on the NPL (NPL Site Listing Process) is created from information generated during the Remedial Investigation/Feasibility Study (RI/FS). A ROD contains site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, scope and role of response action and the remedy selected for cleanup.

**Agency:** Environmental Protection Agency

**Phone Number:** 8004249346

**Date last updated:** 5/31/2013

**Date last checked:** 5/21/2013

**Distance searched:** 0.5 miles

**Sites:**

None Found

### **SLIC-Closed-CA**

#### **The Spills, Leaks, Investigation & Cleanup, Closed Cases**

##### **ASTM/AAI Category: Emergency Release Reports**

**Description:** The Spills, Leaks, Investigation & Cleanup (SLIC) Program deals with site investigation and corrective action involving sites not overseen by the Underground Tank Program and the Well Investigation Program. These particular sites have had all remediation completed and are now considered Closed.

**Agency:** CA State Water Resources Control Board (Spills, Leaks, Investigation & cleanup Program)

**Phone Number:** 2135766717

**Date last updated:** 4/25/2013

**Date last checked:** 4/23/2013

**Distance searched:** 0.5 miles

**Sites:**

HEWLETT-PACKARD COMPANY  
Case Closed

MapID: 40 Completed -

### **SLIC-Open-CA**

#### **The Spills, Leaks, Investigation & Cleanup, Open Cases**

**ASTM/AAI Category:Emergency Release Reports**

**Description:** The Spills, Leaks, Investigation & Cleanup (SLIC) Program deals with site investigation and corrective action involving sites not overseen by the Underground Tank Program and the Well Investigation Program. These particular sites have remediation still ongoing, therefore the case is still Open.

**Agency:** CA State Water Resources Control Board (Spills, Leaks, Investigation & cleanup Program)

**Phone Number:** 2135766717

**Date last updated:** 4/25/2013

**Date last checked:** 4/23/2013

**Distance searched:** 0.5 miles

**Sites:**

CARDINAL CLEANERS

MapID: 45    Open - Site

Assessment

Palo Alto Medical Foundation

MapID: 54    Open -

Inactive

**SSTS-US**

**Section 7 Tracking System**

**ASTM/AAI Category: ERS Supplemental Govt Sources**

**Description:** All EPA-registered domestic pesticide-producing and device producing establishments and the pesticides produced based on data in the Section Seven Tracking System.

**Agency:** Environmental Protection Agency

**Phone Number:** 2025644203

**Date last updated:** 4/3/2013

**Date last checked:** 3/13/2013

**Distance searched:** 0.25 miles

**Sites:**

None Found

**SWIS-CA**

**Solid Waste Information System**

**ASTM/AAI Category: State/Tribal Landfill/Solid Waste**

**Description:** The Solid Waste Information System (SWIS) database contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. Includes basic information on each facility in the database such as site, enforcement agency, operator, land owner, throughput, capacity, acreage, permit date, waste types, activity type, regulatory status and operational status.

**Agency:** CA Integrated Waste Management Board

**Phone Number:** 9163416320

**Date last updated:** 4/25/2013

**Date last checked:** 4/23/2013

**Distance searched:** 0.5 miles

**Sites:**

None Found

**SWRCY-CA**

**Recycler Database**

**ASTM/AAI Category:** ERS Supplemental Govt Sources

**Description:** A listing of all operational Recycling Centers identified by their Certification Number. Data also includes the recycling centers effective date.

**Agency:** Department of Resources Recycling and Recovery

**Phone Number:** 9163233836

**Date last updated:** 4/25/2013

**Date last checked:** 4/23/2013

**Distance searched:** 0.125 miles

**Sites:**

None Found

**Tribal-LUST-Closed**

**Tribal Leaking Underground Storage Tanks**

**ASTM/AAI Category:** Federal LUST

**Description:** Leaking Underground Storage Tanks on Native American Land identified by the United States Environmental Protection Agency.

**Agency:** United States Environmental Protection Agency

**Phone Number:** 8004249346

**Date last updated:** 6/1/2013

**Date last checked:** 5/14/2013

**Distance searched:** 0.5 miles

**Sites:**

None Found

**Tribal-LUST-Open**

**Tribal Leaking Underground Storage Tanks**

**ASTM/AAI Category:** Federal LUST

**Description:** Leaking Underground Storage Tanks on Native American Land identified by the United States Environmental Protection Agency.

**Agency:** United States Environmental Protection Agency

**Phone Number:** 8004249346

**Date last updated:** 6/1/2013

**Date last checked:** 5/14/2013

**Distance searched:** 0.5 miles

**Sites:**

None Found

**Tribal-UST**

**Tribal Underground Storage Tanks**

**ASTM/AAI Category: Federal UST**

**Description:** Underground Storage Tanks on Native American Land identified by the United States Environmental Protection Agency.

**Agency:** United States Environmental Protection Agency

**Phone Number:** 8004249346

**Date last updated:** 6/1/2013

**Date last checked:** 5/14/2013

**Distance searched:** 0.125 miles

**Sites:**

None Found

**TRIS-US**

**Toxics Release Inventory System**

**ASTM/AAI Category: ERS Supplemental Govt Sources**

**Description:** TRIS is a EPA database reported annually by certain covered industry groups, as well as federal facilities. It contains information about more than 650 toxic chemicals that are being used, manufactured, treated, transported, or released into the environment, and includes information about waste management and pollution prevention activities.

**Agency:** Environmental Protection Agency

**Phone Number:** 8004249346

**Date last updated:** 5/21/2013

**Date last checked:** 5/21/2013

**Distance searched:** 0.125 miles

**Sites:**

None Found

**TSCA-US**

**Toxics Substance Control Sites**

**ASTM/AAI Category: ERS Supplemental Govt Sources**

**Description:** TSCA addresses the production, importation, use, and disposal of specific chemicals including polychlorinated biphenyls (PCBs), asbestos, radon and lead-based paint.

**Agency:** U.S. Environmental Protection Agency

**Phone Number:** 2025642501

**Date last updated:** 5/22/2013

**Date last checked:** 5/21/2013

**Distance searched:** 0.125 miles

**Sites:**

None Found

**USGS-WaterWells**

**Ground Water Site Inventory for California**

**ASTM/AAI Category: ERS Supplemental Govt Sources**

**Description:** The ground-water site inventory consists of records of wells, springs, test holes, tunnels, drains, and excavations in California. Available site descriptive information includes well location information such as latitude and longitude, well depth, aquifer and water levels.

**Agency:** United States Geological Survey, Water Resources Program

**Phone Number:** 9162783000

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 1 mile

**Sites:**

None Found

### UST-CA

**Underground Storage Tanks**

**ASTM/AAI Category:** State/Tribal UST

**Description:** This database maintains all permitted Underground Storage Tanks in CA. To find details on tanks go to the responsible agency website.

**Agency:** CA State Water Resources Control Board, Underground Storage Tank Program

**Phone Number:** 9163415808

**Date last updated:** 4/25/2013

**Date last checked:** 4/18/2013

**Distance searched:** 0.25 miles

**Sites:**

AT&T/SBC (P1-007)

MapID: 20 Listed

### WIP-Active

**Well Investigation Program Case List, Active Sites**

**ASTM/AAI Category:** State/Tribal ASTM Other

**Description:** The Los Angeles Regional Water Quality Control Board maintains a listing under the San Gabriel-San Fernando Valley Cleanup Programs (Case List). These records are active and also on the California SLIC database. Remediation is still ongoing.

**Agency:** Los Angeles Regional Water Quality Control Board

**Phone Number:** 2135766725

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.5 miles

**Sites:**

None Found

### WIP-Backlog

**Well Investigation Program Case List, Backlog Sites**

**ASTM/AAI Category:** State/Tribal ASTM Other

**Description:** The Los Angeles Regional Water Quality Control Board maintains a listing under the San Gabriel-San Fernando Valley Cleanup Programs (Case List). The records

on this database have not been currently assigned to a staff member and/or has very low priority in terms of contamination.

**Agency:** Los Angeles Regional Water Quality Control Board

**Phone Number:** 2135766725

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.5 miles

**Sites:**

None Found

**WIP-Historical**

**Well Investigation Program Case List, Historical Sites**

**ASTM/AAI Category:** State/Tribal ASTM Other

**Description:** The Los Angeles Regional Water Quality Control Board maintains a listing under the San Gabriel-San Fernando Valley Cleanup Programs (Case List). The records on this database have received a No Further Action Letter.

**Agency:** Los Angeles Regional Water Quality Control Board

**Phone Number:** 2135766725

**Date last updated:** Historical Database

**Date last checked:** N/A

**Distance searched:** 0.5 miles

**Sites:**

None Found

## **OCCURENCES NOT MAPPED**

The following occurrences were not mapped due to various reasons mostly resulting from incomplete or inaccurate address information. All of the following occurrences were determined to share the same zip code as the subject site. General status information is given with each occurrence along with any address information entered by the agency responsible for the list.

No unplottable sites requested.

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The data presented in this report should only be interpreted by an experienced environmental professional that completely understands the potential inaccuracy of the data, the possible existence of contaminated occurrences that have not been listed, and the possibility that the governmental database misrepresents the actual status of an occurrence. Prior to relying completely on any of the data within this report, an environmental professional should verify the accuracy of the information presented.

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# **APPENDIX E**

## **Transportation Memorandum**

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*411-437 Lytton Avenue Project  
Initial Study/Mitigated Negative Declaration*

**City of Palo Alto**

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# HEXAGON TRANSPORTATION CONSULTANTS, INC.

## Memorandum

---

**Date:** March 12, 2015

**To:** Mr. Brad R. Ehikian, Ehikian & Company  
Mr. Ken Hayes, Hayes Group Architects, Inc.

**From:** Gary Black and Ling Jin

**Subject:** Trip Generation Analysis and On-Site Circulation/Parking/Site Access Review for Mixed-Use Development at 411 and 437 Lytton Avenue in Palo Alto, California

---

Hexagon Transportation Consultants, Inc. has completed the trip generation analysis and on-site circulation/parking/site access review for the proposed mixed use project located at 411 and 437 Lytton Avenue in Palo Alto, California. The project consists of demolishing the existing two-story office building at 437 Lytton and constructing a three story building with two floors of office space and a residential unit above. The size of the existing office building is 7,426 square feet. The proposed new office space is 13,522 square feet, so there is a proposed increase in office space of 6,096 square feet. The existing house at 411 Lytton Avenue would be remodeled with one bedroom added.

Parking for the 437 Lytton site would be provided in two subterranean parking levels accessible via a two-way driveway on Kipling Street. The existing site driveway on Lytton Avenue would be removed.

The purpose of this traffic study is to estimate the net new trips generated by the project, which the City of Palo Alto can review and determine if a focused traffic study is needed. Hexagon also reviewed the project site plan to determine the overall adequacy of the site access and on-site circulation in accordance with generally accepted traffic engineering standards and to identify any access or circulation issues that should be improved. Parking was evaluated relative to the Palo Alto Parking Code.

### Project Trip Generation

Through empirical research, data have been collected that quantify the amount of traffic produced by common land uses. Thus, for the most common land uses there are standard trip generation rates that can be applied to help predict the future traffic increases that would result from a new development. The magnitude of traffic added to the roadway system by a particular development is estimated by multiplying the applicable trip generation rates by the size of the development. The trip generation rates published in the Institute of Transportation Engineers' (ITE) manual entitled *Trip Generation, 9<sup>th</sup> Edition (2012)* for General Office Building (Land Use 710) and Single-Family Detached House (Land Use 210) were used for this study.

The trips generated by the existing office building at 437 Lytton Avenue were estimated using the trip generation rates for General Office Building (Land Use 710) following the same procedures as described above. The number of trips generated by the one residential unit at 411 Lytton Avenue under project conditions would be the same as existing conditions.

As shown in Table 1, the project is estimated to generate 75 net new daily vehicle trips, with 10 net new trips occurring during the AM peak hour and 10 net new trips during the PM peak hour. The new trips added by the proposed project are minimal. Therefore, it is probably not necessary to do any further focused traffic study.

**Table 1**  
**Project Trip Generation Estimates**

Land Use	ITE Code	Size	Daily Trip Rates	Daily Trips	AM Peak Hour			PM Peak Hour				
					Pk-Hr Rate	Trips		Pk-Hr Rate	Trips			
					In	Out	Total	In	Out	Total		
<b>Existing Use</b>												
Office Space <sup>1</sup>	710	7,426 s.f.	11.03	82	1.56	11	1	12	1.49	2	9	11
<b>Proposed Use</b>												
Office Space <sup>1</sup>	710	13,522 s.f.	11.03	147	1.56	18	3	21	1.49	3	17	20
Residential <sup>2</sup>	210	1 unit	9.52	10	0.75	0	1	1	1.00	1	0	1
<b>Total Proposed</b>					<b>157</b>	<b>18</b>	<b>4</b>	<b>22</b>		<b>4</b>	<b>17</b>	<b>21</b>
<b>Net Project Trips (Proposed - Existing)</b>					<b>75</b>	<b>7</b>	<b>3</b>	<b>10</b>		<b>2</b>	<b>8</b>	<b>10</b>

**Notes:**  
<sup>1</sup> Rates based on ITE Land Use Code 710 (General Office), average rate.  
<sup>2</sup> Rates based on ITE Land Use Code 210 (Single-Family Detached Housing), average rate.  
Source: Institute of Traffic Engineers, Trip Generation Manual, 9th Edition, 2012.

## Site Access & Circulation

A review of the project site plan was performed to determine whether adequate site access and circulation would be provided. This review was based on the site plan provided by Hayes Group Architects, Inc. dated March 9, 2015 (see Figure 1).

### Site Access

Currently, the vehicular access to the site at 437 Lytton Avenue is provided by driveways on both Lytton Avenue and Kipling Street. With the project, the existing driveway along Lytton Avenue would be eliminated. Vehicle access to the underground parking garage would be provided via a two-way driveway on Kipling Street. The driveway is estimated to serve 22 vehicles during the AM peak hour and 21 vehicles during the PM peak hour under project conditions. That is an average of about one car per three minutes. The driveway would work well, and the addition of project traffic easily would be accommodated. The site plan shows that the project site at 411 Lytton Avenue would keep the existing single-lane driveway located on Lytton Avenue.

For bicycle accessibility, there are bike lanes on both sides of Lytton Avenue. The bike lanes extend from Alma Street in the west to Middlefield Road in the east. The bike trips generated by the project would be accommodated by the existing bike facilities around the study area.



HAYES GROUP ARCHITECTS, INC.  
 2657 SPRING STREET  
 REDWOOD CITY, CA 94063  
 P: 650.365.0600  
 F: 650.365.0670  
 www.thehayesgroup.com

PROJECT DESCRIPTION:  
**437 LYTTON AVE.**  
 PALO ALTO  
 CA / 94301

DESCRIPTION:  
 PRELIMINARY AFB SUBMITTAL  
 05.04.14  
 MAJOR AFB SUBMITTAL  
 12.08.14  
 MAJOR AFB RESUBMITTAL  
 03.03.15

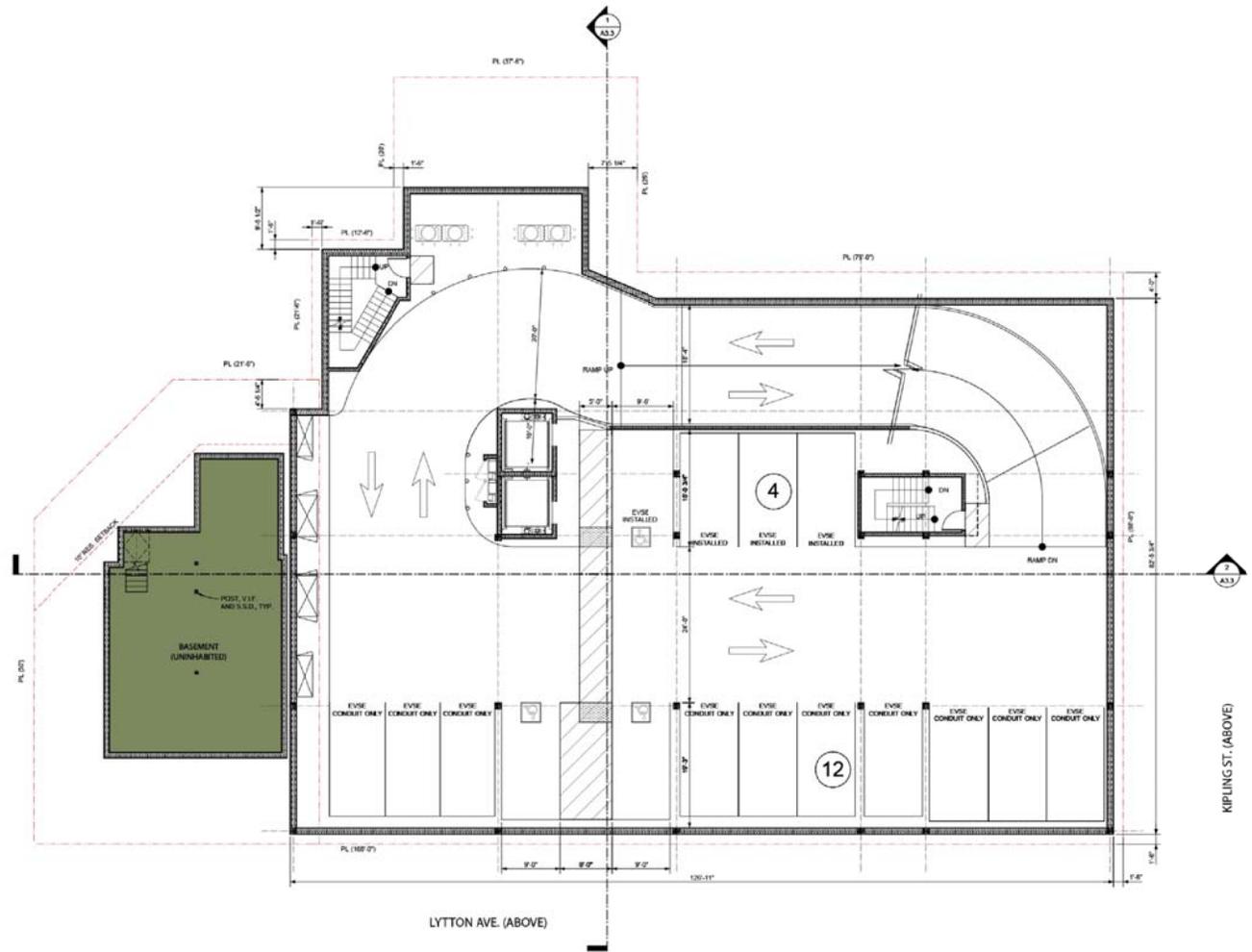
SHEET REVISIONS

- △
- △
- △
- △
- △

DRAWING CONTENT  
**UNDERGROUND B1 - PLAN**

STAMP

JOB NUMBER:  
 1118.00  
 SCALE:  
 AS NOTED  
 DRAWN BY:  
 ACS  
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 DRAWING NUMBER:



UNDERGROUND B1 PLAN  
 (16 STALLS THIS LEVEL, 65 STALLS TOTAL) 1  
 SCALE: 1/4" = 1'-0"

A2.2

Date: 3/30/15  
 Reference: 1118.00 A2.2 (03/01/15).vpx





HAYES GROUP ARCHITECTS, INC.  
 2657 SPRING STREET  
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 www.thehayesgroup.com

PROJECT DESCRIPTION  
**437 LYTTON AVE.**  
**PALLO ALTO**  
**CA / 94301**

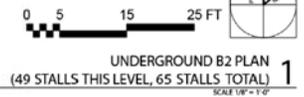
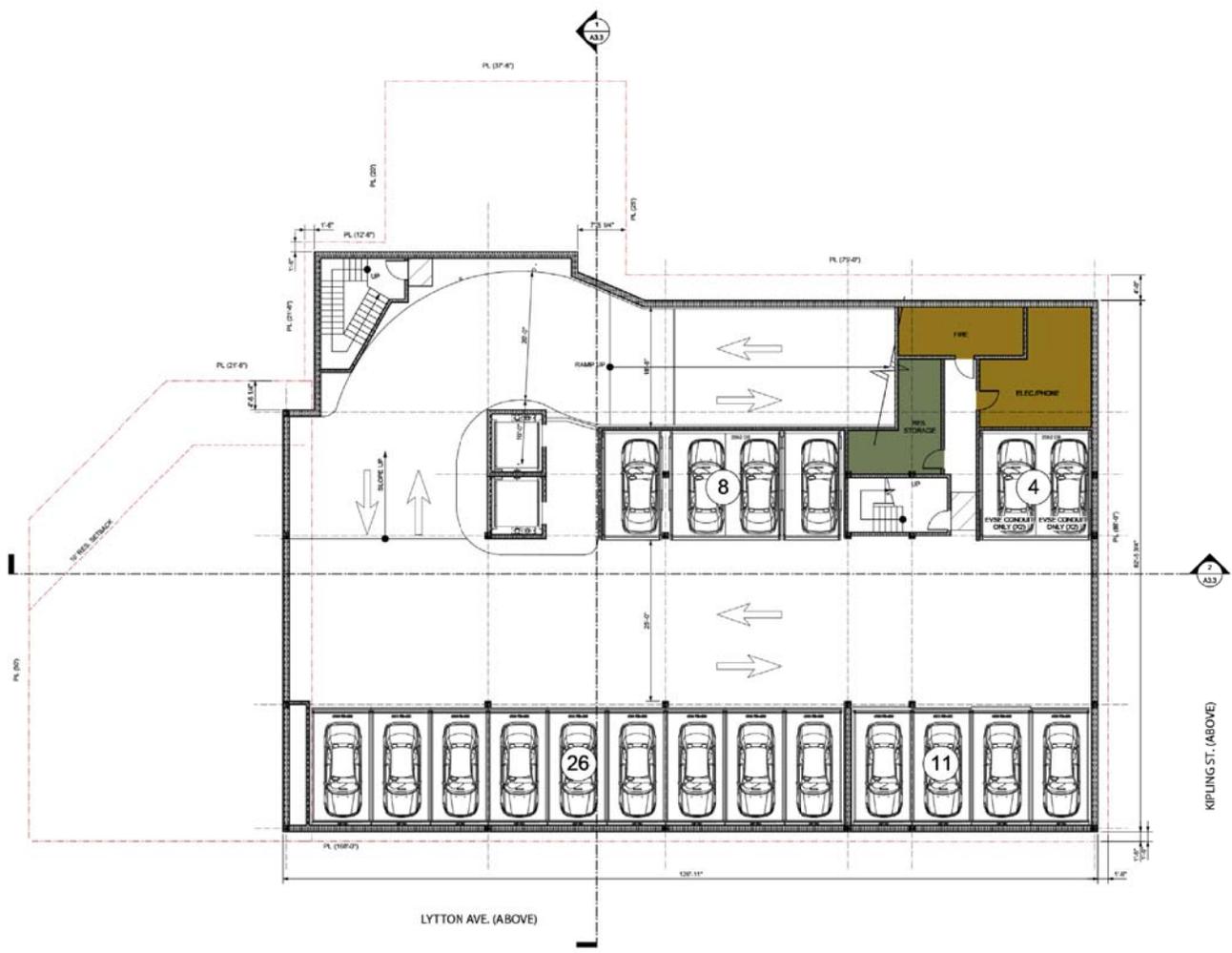
DESCRIPTION  
 PRELIMINARY APB SUBMITTAL  
 03.09.14  
 MAJOR APB SUBMITTAL  
 12.28.14  
 MAJOR APB PRELIMINARY  
 03.03.15

SHEET REVISIONS  
 ▲ 1  
 ▲ 2  
 ▲ 3  
 ▲ 4  
 ▲ 5

DRAWING CONTENT  
**UNDERGROUND B2 - PLAN**

STAMP

JOB NUMBER:  
 1118.00  
 SCALE:  
 AS NOTED  
 DRAWN BY:  
 ACS  
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 DRAWING NUMBER

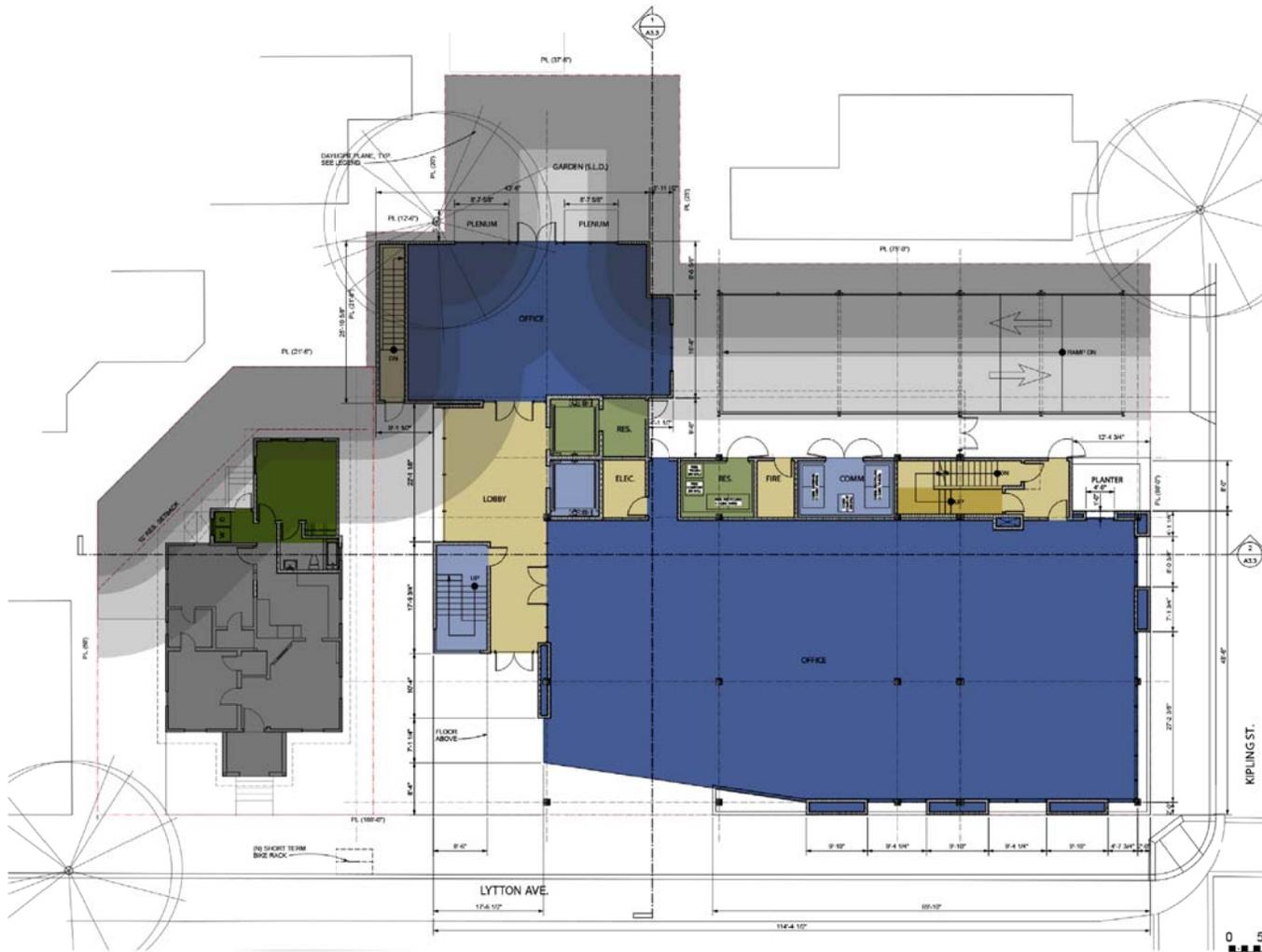


UNDERGROUND B2 PLAN  
 (49 STALLS THIS LEVEL, 65 STALLS TOTAL) **1**  
 SCALE 1/8" = 1'-0"

Date: 3/5/15  
 File Name: 1118.00\_A2.1\_000P15.rvt



Date: 3/6/15  
 Filename: 111800\_A2.3\_000A15.rvt



437 LYTTON AREA SUMMARY		OFFICE	RESIDENTIAL
<b>1RD FLOOR (1,188 SF)</b>			
RESIDENTIAL	4,811 SF		4,811 SF
RES. CIRCULATION	252 SF		252 SF
<b>2ND FLOOR (1,414 SF)</b>			
OFFICE	4,424 SF	4,424 SF	
SHARED CIRCULATION	114 SF	58 SF	58 SF
COMMERCIAL CIRC.	230 SF	230 SF	
RES. CIRC.	139 SF		139 SF

GROUND FLOOR (2,307 SF)		OFFICE	RESIDENTIAL
OFFICE	5,350 SF	5,350 SF	
SHARED CIRCULATION	42 SF	41 SF	1 SF
SHARED CIRC., STAIR, UTIL.	487 SF	458 SF	29 SF
COMM. CLBY & ST.	362 SF	362 SF	
RES. ELEV., CORR. & T.S.	216 SF		216 SF

3RD UNDERGROUND (864 SF)		OFFICE	RESIDENTIAL
UTILITY	485 SF	358 SF	127 SF
RES. STORAGE	204 SF		204 SF
<b>SUB TOTAL</b>	<b>13,822 SF</b>	<b>6,797 SF</b>	<b>6,389 SF</b>
<b>TOTAL</b>	<b>16,817 SF</b>		

411 LYTTON AREA SUMMARY		OFFICE	RESIDENTIAL
<b>TOTAL GROUND FLOOR (16,244 SF)</b>			
IN RES. ADDITION		288 SF	
IN RES. EXISTING STORAGE		1,148 SF	
IN RESIDENCE		802 SF	
<b>TOTAL 411 LYTTON HOUSE</b>	<b>3,240 SF</b>		

TOTAL AREA SUMMARY		OFFICE	RESIDENTIAL
<b>SUB TOTAL</b>	<b>13,822 SF</b>	<b>6,797 SF</b>	<b>6,389 SF</b>
<b>TOTAL</b>	<b>17,062 SF</b>		

PARKING SUMMARY		DAYLIGHT PLANE LEGEND	
PARKING SPACES REQUIRED:		11' FT. AT FL TO +2E' 10"	
OFFICE (1,222) (8,322 SF)	54	4'8" 10" HT. TO +2E' 10"	
RES. @ 200/1,000	7	4'0" 10" HT. TO +4'0"	
411 LYTTON (1,414)	7		
<b>TOTAL REQUIRED</b>	<b>68</b>		
PARKING SPACES PROVIDED:			
PARKING LEVEL 11	16		
PERSONAL LEVELS	10		
<b>TOTAL PROVIDED</b>	<b>26</b>		

BMS SPACES PROVIDED:	
LONG TERM	4
SHORT TERM	2
<b>TOTAL</b>	<b>6</b>
<b>SCOPED TERM:</b>	
COMM (1,3,328) (13,366 SF)	1
<b>TOTAL</b>	<b>1</b>
<b>BMS SPACES PROVIDED:</b>	
LONG TERM	4
SHORT TERM	1



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**PROJECT DESCRIPTION:**  
**437 LYTTON AVE.**  
**PALO ALTO**  
**CA / 94301**

**DESCRIPTION**  
 PRELIMINARY AFD SUBMITTAL  
 03.26.14  
 MAJOR AFD SUBMITTAL  
 12.29.14  
 MAJOR AFD RESUBMITTAL  
 03.23.15



**DRAWING CONTENT**  
**GROUND FLOOR PLAN**

**STAMP**

JOB NUMBER:  
 111800  
 SCALE:  
 AS NOTED  
 DRAWN BY:  
 ACS  
 All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect. © Hayes Group Architects, Inc.  
 DRAWING NUMBER

GROUND FLOOR PLAN 1  
SCALE 1/8" = 1'-0"

A2.3

Figure 1  
Site Plan

## Circulation

On-site vehicular circulation was reviewed for the project in accordance with generally accepted traffic engineering standards. No dead-end drive aisles are proposed on underground parking level one. The site plan shows one dead-end drive aisle on underground parking level two. Dead-end aisles are generally undesirable from a circulation perspective because upon entering, drivers may discover that there is no available parking and must either back out or perform a three-point turn. To avoid difficult vehicle parking maneuvers on the dead-end aisle and to guarantee effective use of the stacked parking spaces, Hexagon recommends that all of the parking spaces be assigned parking. If assigned, the dead-end aisle would not cause any circulation issues.

An analysis was conducted to determine the adequacy of drive aisle widths and radii for passenger cars in the underground garage. Based on the analysis, vehicles would need to use the opposite lanes and make three-point turns in order to access some of the parking spaces. Therefore, Hexagon recommends the installation of mirrors in key locations to help drivers make turns safely.

The proposed site plan shows that the ramps to the underground garage would be 18 feet 8 inches in width, which would meet the City's standard for below ground parking facilities (City Zoning Code Section 18.54.070). The proposed site plan shows 90 degree parking spaces throughout the underground garage, and the width of the parking stalls would vary between 8.5 feet and 9.5 feet at different locations. The City's standard width for two-way drive aisles is between 23 feet and 25 feet where 90-degree standard parking spaces are provided depending on the width of the stalls. This allows sufficient room for vehicles to back out of parking spaces. The minimum stall width for 24 feet and 25 feet aisles is 9 feet and 8.5 feet, respectively. According to the proposed site plan, the drive aisles on all parking levels would meet this standard.

The project proposes to have a trash and recycling room next to the drive aisle ramp to underground parking. A truck would not be able to access the trash and recycling room, so it is assumed that the trash bins would be rolled out to the street for pick-up.

The City Zoning Code (Section 18.54.040) requires one off-street loading space for an office development with gross floor area between 10,000 s.f. and 99,999 s.f. The project proposes one loading space on Lytton Avenue, meeting this requirement.

## Parking

The parking for the proposed project was evaluated based on the City of Palo Alto parking code. The project site is located outside of the Downtown Parking Assessment District. Based on the City's requirements, all the parking spaces must be provided on site.

Based on the March 9, 2015 site plan, parking for the mixed-use building at 437 Lytton Avenue and the home at 411 Lytton Avenue would be provided in the underground parking garage. The requirement for office space is a minimum parking supply of 1 space per 250 square feet. As previously described, the proposed project would construct 13,522 square feet of office space. City of Palo Alto parking standards require that the project provide a minimum of 54 parking spaces onsite for the office use. The proposed residential unit on the third floor and the home at 411 Lytton Avenue each require two parking spaces. Therefore, the total required parking spaces for the proposed mixed-use development would be 58 spaces. The proposed underground parking garage would provide a total of 65 parking spaces with 16 regular parking spaces and 49 stacked spaces. For the proposed office development, Hexagon recommends that all the parking spaces be assigned parking. Assuming assigned spaces, Hexagon does not see a problem with stacked parking spaces for an office building.

The City's municipal code requires one bike parking space per 2,500 square feet for office use, split 80% long-term and 20% short-term, and one long-term bike parking space per unit for multi-family residential uses. This yields a minimum requirement of 6 long-term bicycle spaces and 1 short-term space. The proposed project would provide 6 long-term bicycle parking spaces in the underground garage and two short-term spaces at street level, which exceeds the City's standards.

## Conclusions

The project trips generated by the proposed project are fairly low and would not cause any significant impact to the surrounding roadway systems or neighborhood traffic. Therefore, a further focused traffic study probably is not necessary.

The site access/ on-site circulation and parking review indicates that some improvements would be necessary to meet the City's standard and to facilitate vehicle parking maneuvers.

- Install mirrors in key locations in the underground garage to help drivers make turns safely.
- Designate all parking spaces in the underground garage as assigned spaces to avoid difficult parking maneuvers on the dead-end aisle and to guarantee effective use of the stacked parking spaces.

## Attachment H

Hardcopies for ARB members and Libraries only

The project plans can be reviewed below

<http://www.cityofpaloalto.org/news/displaynews.asp?NewsID=2668&TargetID=319>