



City of Palo Alto

City Council Staff Report

(ID # 11385)

Report Type: Consent Calendar

Meeting Date: 8/3/2020

Summary Title: 3000 Alexis Drive (Golf Course Renovation)

Title: QUASI-JUDICIAL. 3000 Alexis Drive [19PLN-00304]: Approval of the Record of Land Use Action (RLUA) Approving the Proposed Project and Site and Design Review Application for the Palo Alto Hills Golf and Country Club to Renovate the 18-hole Golf Course. Environmental Assessment: Exempt From CEQA Pursuant to Guidelines Section 15304 (Minor Alterations to Land). Zoning District: OS (Open Space)

From: City Manager

Lead Department: Planning and Development Services

Recommendation

Staff and the PTC recommend that the City Council take the following action(s):

1. Approve the attached Record of Land Use Action (RLUA) for the proposed project based on the findings and subject to the conditions of approval.

The RLUA was reviewed by the Planning and Transportation Commission and recommended for approval (6-0-1, Riggs absent).

Executive Summary

Palo Alto Hills Golf & Country Club (Club) proposes a two-phase renovation to the 18-hole, 128.58-acre golf course. The renovation of the 1961 course would include grading to update the existing greens, tees, and sand bunkers, using current design techniques. The Club seeks to improve playing conditions, drainage, and maintenance of the course and reduce the amount of impervious coverage on the site. Commercial Recreation is a conditionally permitted use within the OS zone district.

The site is subject to a CUP for the operation of the club. The club is not requesting amendments to the restrictions contained in the existing CUP nor are there any proposed

changes to the capacity of the golf course or the clubhouse. The existing CUP was approved in 2008 via a RLUA.¹

The applicant has also, in response to comments made by the Planning and Transportation Commission (PTC), conducted an assessment of the existing parking lot trees and found that three Chinese Pistache trees need to be replaced due to poor health. The applicant has proposed four new Coast Live Oaks to be planted in the parking lot in addition to the replacement Chinese Pistache to increase the tree canopy over the lot. Now the project includes the removal of 39 trees, including four protected trees, and the planting of 136 trees.

The Council's action is the final part of the Site and Design Review process. In brief, the purposes of this process are to:

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

Background

The proposed renovation would update the golf course features and infrastructure, including the existing greens, fairways, tees, and bunker complexes. The use of current green rebuilding techniques and design principles will improve playing conditions and drainage while reducing the need for maintenance. The facilities would be updated following the United States Golf Association (USGA) guidelines. Grading activities would involve 39,750 cubic yards of soil, balancing cut, and fill resulting in a net-zero change. No truck hauls of soil are necessary to and from the site. The construction of the proposed project would be divided into two nine-hole phases.

Additional infrastructure improvements include updating the irrigation system and replacing certain golf cart pathways with permeable surfaces. Current practice facilities would be upgraded, including the chipping and putting greens, and adding a new short game green. A proposed patio expansion with flatwork on the course side of the clubhouse will reduce the impervious footprint. The overall impervious surface area on the site will be reduced by 14,402 square feet (sf).

PTC Review

¹Link to CMR October 20, 2008: <https://www.cityofpaloalto.org/civicax/filebank/documents/13816>;
<https://www.cityofpaloalto.org/civicax/filebank/documents/13419>

On April 29, 2020, the PTC moved approval of the staff recommendation with a vote of 6-0-1 (Riggs absent) with no additional conditions. However, the PTC did discuss the existing parking lot and their interest in additional tree plantings within that area. In regards to the golf course itself, the applicant clarified that all trees to be removed are non-native pines and planted trees will be per the City's replacement ratios. The Commissioners noted they appreciated that the project would improve green space, would not involve off-site truck trips, and would add oak trees. The PTC did comment on the conditions of the parking lot in terms of shading and planted trees, though there was no requirement to address this in the motion by PTC.²

Discussion

The PTC concurred with staff analysis that the project complies with the criteria included in the policy objectives set forward in the municipal code and Comprehensive Plan. Specifically, the Draft Record of Land Use Action (Attachment B) provides tailored findings for Site and Design Review approval of the project. In addition, PAMC Section 18.28.070 Additional OS District Regulations, Section (p) Open Space Review Criteria, sets forth 12 review criteria taken from the Comprehensive Plan Natural Environment Element. The attached Draft Record of Land Use Action reflects staff's analysis of the project's compliance with these criteria.

- Policy L-1: Limit future urban development to currently developed lands within the urban service area. The boundary of the urban service area is otherwise known as the urban growth boundary. Retain undeveloped land west of Foothill Expressway and Junipero Serra as open space, with allowances made for very low-intensity development consistent with the open space character of the area. Retain undeveloped land northeast of Highway 101 as open space.
- Policy N-1.8. Minimize impacts of any new development on the character of public open space and the natural ecology of the hillsides.
- Policy N-1.9. All development in the foothill portion of the Planning Area (i.e., above Junipero Serra Boulevard) should visually blend in with its surroundings and minimize impacts to the natural environment. As such, development projects should:
 - Not be visually intrusive from public roadways and public parklands.
 - Be located away from hilltops.
 - Be clustered, or closely grouped, in relation to the area surrounding to reduce conspicuousness, minimize access roads, and to reduce fragmentation of natural habitats.

² Link to PTC staff report - <https://tinyurl.com/PTC3000Alexis>; PTC minutes - <https://tinyurl.com/MTPTC3000Alexis>

- Include built forms and landscape forms that mimic the natural topography.
- Retain existing vegetation as much as possible.
- Utilize natural materials and earth tone or subdued colors.
- Include landscaping composed of native species that require little or no irrigation.
- Include exterior lighting that is low-intensity and shielded from view.
- Include access roads of a rural rather than urban character.

Zoning Compliance³

The proposed project complies with applicable codes for the subject site and design application, but does have some existing noncompliant aspects with regard to the zoning code related to the amount of impervious area and parking lot shading requirement. These code requirements changed after the golf course was first approved and is not required to make changes to meet the more current standard. However the proposed renovation includes an overall net reduction of impervious area by 6.25%. The project does not constitute an expansion of the Club property or facilities. Therefore, the project does not require an amendment to the Conditional Use Permit (CUP). The City Council modified the CUP in 2008 with City Council approval in conjunction with a Site and Design Review approval (CMR 413:08) for a new fitness center and other improvements. The CUP restricts the Club membership numbers (425 proprietary members and 200 social members), events, and addressed other aspects, including the Transportation Demand Management (TDM) program.⁴

Following the PTC's interest regarding increased shade and trees in the parking lot. The applicant worked with staff to propose four additional native Coast Live Oaks along the hillside area of the parking lot closest to the Club House. In addition, the applicant will replace three existing Chinese Pistache trees that are in poor health. These additional tree plantings and replacement locations within the parking lot area are indicated in the image below.

³ The Palo Alto Zoning Code is available online: http://www.amlegal.com/codes/client/palo-alto_ca

⁴ Link to CMR October 20, 2008: <https://www.cityofpaloalto.org/civicax/filebank/documents/13816>; <https://www.cityofpaloalto.org/civicax/filebank/documents/13419>



With the additional parking lot tree planting presented by the applicant, staff believes that the comments brought up by the PTC have been addressed. As such, the Draft Record of Land Use Action has been adjusted to include the additional scope for the parking lot trees.

Summary of Key Issues

Pursuant to PAMC Section 18.28.050(b), Table 3, the maximum impervious coverage for the site is 182,845 sf. The Council previously approved 364,507 sf of impervious surface coverage, which includes buildings, parking lot area, and golf cart pathways. The proposed project would result in a 14,209 square foot reduction of impervious coverage, for a new total impervious area of 350,298 sf. Additionally, the project is focused primarily on improvements to the golf course area where there is little impervious area already. When the PTC reviewed the project they had minor comments none of which suggested significant changes to the project and found that the improvements proposed met all of the environmental sensitive regulations in terms of open space, planting of native trees, water usage, and balancing the cut and fill for grading on-site reducing the need for trucks to bring soil onto the site or taking it away. The proposed changes bring the site further into compliance with the Municipal Code regulations.

Tree Protection and Planting

An arborist report provides a survey of the trees on site as to their health, status as regulated or protected trees, and measures to follow for tree protection during construction activities. Each tree is numbered, and recommendations are provided for tree protection during construction,

and to ensure long-term health. The site includes 71 protected trees⁵. Of these, four are proposed for removal. The remaining protected trees will benefit from tree protection measures or would not be impacted by the construction activity. Thirty-five non-protected trees are proposed for removal because they are diseased, represent a safety hazard, are non-native species, or would interfere with grading activities (or a combination of these factors). The tree removals are shown on Sheet 5 of the project plans. The project includes the planting of 132 trees (62 Coast Redwoods, 61 Coast Live Oaks, and nine Valley Oaks) throughout the project area.

A supplemental arborist report was provided (Attachment D) by the applicant for the assessment of existing parking lot trees and the recommendation for replacing three existing Chinese Pistache in poor health and adding four new Coast live Oaks in the parking lot area, bringing the new tree total to 136 trees (total of 65 Coast Live Oaks for the project overall). The additional parking lot tree planting and replacements will bring the site into greater compliance with the City's parking lot shading requirements.

Multi-Modal Access, Parking, and TDM

The parking lot and driveways to the site will remain unchanged and in compliance with previous approvals. The project does not result in the need for additional parking spaces. A TDM plan was required for the Club as part of the 2008 project. The project does not include any increases in facility square footage or expansion of the Club House, as such, the project would not necessitate changes to the TDM plan.

Policy Implications

There are no significant policy implications associated with this recommendation.

Resource Impact

The recommendation has no significant fiscal or budget impact.

Timeline

This project was submitted to the Planning & Development Service Department on September 9, 2019, for Site and Design Review. After the application was thoroughly reviewed by City staff, it was deemed complete on February 26, 2020. The Planning & Transportation Commission (PTC) reviewed the application on April 29, 2020, where they recommended approval of the draft Record of Land Use Action (RULA) with minor comments regarding parking lot tree canopy.

⁵ Protected Tree means (1) Any tree of the species *Quercus agrifolia* (Coast Live Oak) or *Quercus lobata* (Valley Oak) which is eleven and onehalf inches in diameter (thirty-six inches in circumference) or more when measured four and one-half feet (fifty-four inches) above natural grade; and (2) Any Redwood tree (species *Sequoia sempervirens*) that is eighteen inches in diameter (fifty-seven inches in circumference) or more when measured four and one-half feet (fifty-four inches) above natural grade, and (3) A heritage tree designated by the city council in accordance with the provisions of this chapter. (PAMC Chapter 8.10 Section 8.10.020 Definitions)

Stakeholder Engagement

This item was noticed prior to the PTC hearing on April 29, 2020, where notices of that public hearing for this project was published in the Daily Post on April 15, 2020, which is 14 days in advance of the meeting. Postcard mailing occurred on April 15, 2020, which is 14 days in advance of the meeting.

Public Comments

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

Environmental Review

The subject project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. Specifically, the project is Categorically Exempt pursuant to CEQA Guideline 15304 (Minor Alterations to Land), since grading would occur on land with a slope less than 10%. The average grade of the slope for the site is 8.8%.

As noted above, the project proposes to remove four protected trees due to the poor health and safety risks. Additionally, the project is proposing to remove 35 non-native trees, plant 136 redwood and oak trees, and replace three Chinese Pistache trees in the parking lot. Several of the trees are to be planted to frame views of the hillsides and provide screening. Conditions of approval ensure that in the unlikely event of any archaeological resource discovery, protocols are in place. Proposed grading would result in a net zero cut/fill amount.

Attachments:

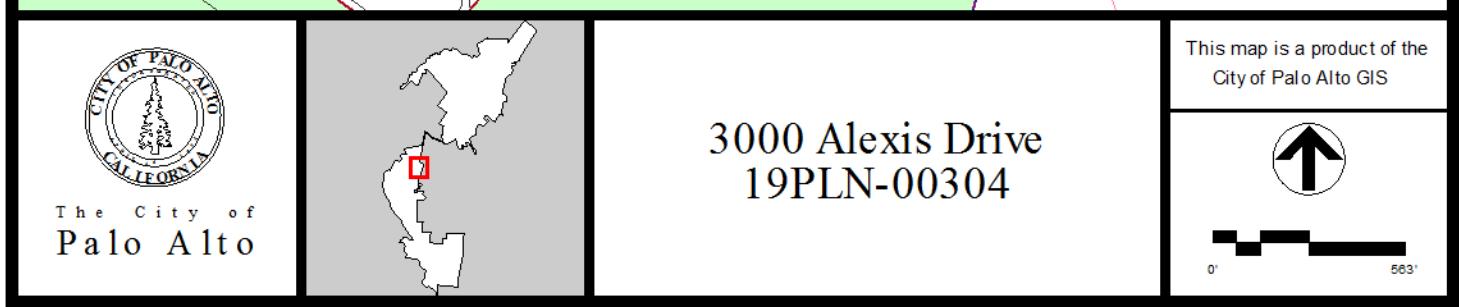
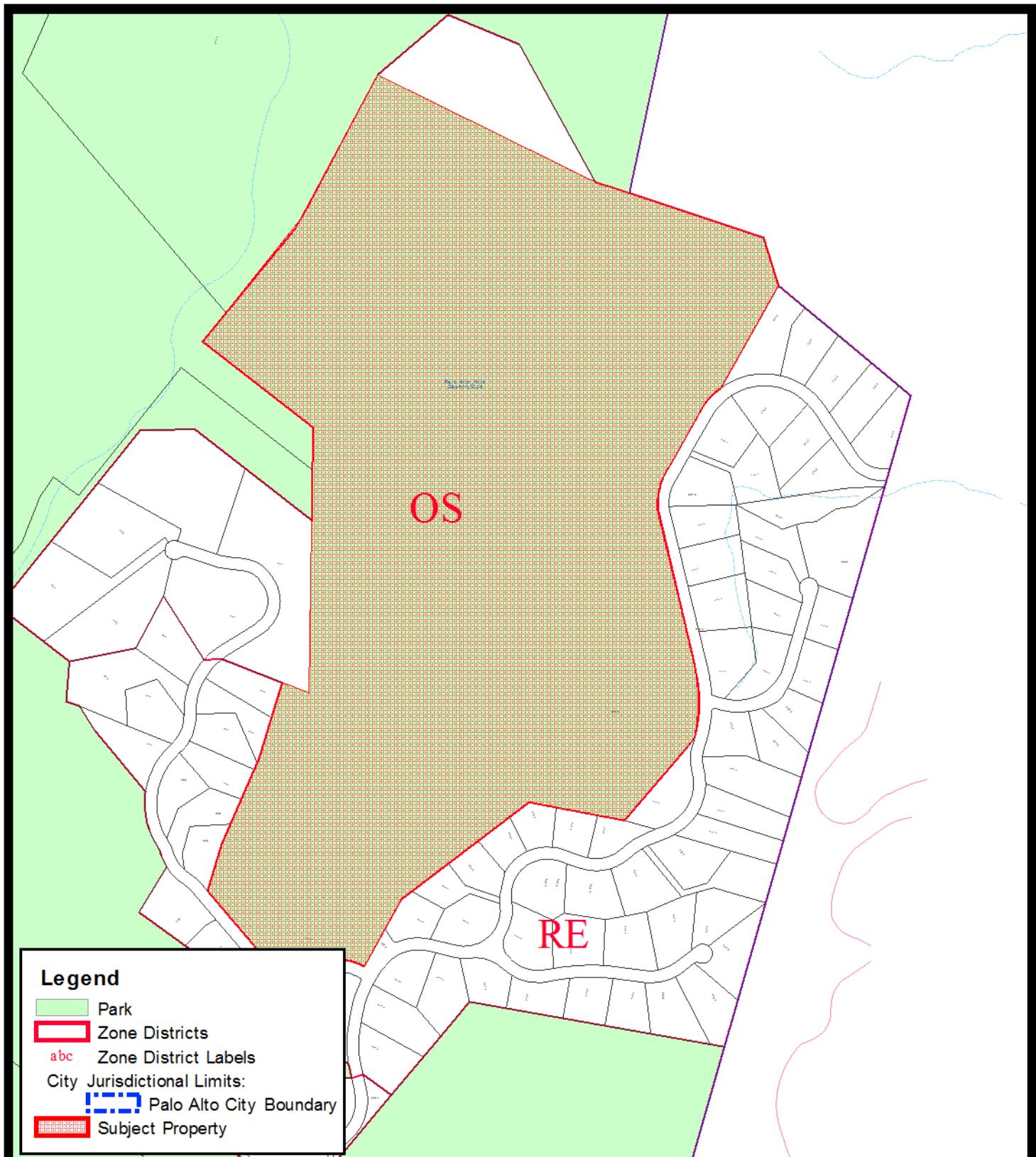
Attachment A: Location Map

Attachment B: Draft Record of Land Use Action

Attachment C: Zoning Comparison Table

Attachment D: Arborist Report for Parking Lot Area

Attachment E: Project Plans Webpage



ACTION NO. 2020-_____

**RECORD OF THE COUNCIL OF THE CITY OF PALO ALTO LAND USE ACTION
FOR 3000 ALEXIS DRIVE: SITE AND DESIGN REVIEW [19PLN-00304]**

On _____, 2020, the Council of the City of Palo Alto approved the Site and Design Review application for the renovation of an existing golf course facility, including the addition of flat work for a patio, construction of a trash enclosure, grading and updating fairways, greens and tees and associated improvements, including removal of 39 trees and planting of 132 trees, on a 128.58 acre parcel in the Open Space Zone District, making the following findings, determination and declarations:

SECTION 1. Background.

A. Jeffrey Froke of Golfauna on behalf of Palo Alto Hills Golf & Country Club, Inc., property owner, requested the City's approval to allow the renovation of an existing golf course facility, including the addition of flat work for a patio, construction of a trash enclosure, grading and updating fairways, greens and tees and associated improvements on a 128.58 acre parcel ("The Project").

B. The project site is a single parcel (APN 182-35-035 & 182-35-008) of 128.58 acres in size in the Palo Alto Foothills. The site is developed, containing an existing golf and tennis club operating an 18-hole golf course, three tennis courts, swimming pool, clubhouse and maintenance facility. The site is designated on the Comprehensive Plan land use map as Open Space and is located within Open Space (OS) zoning district.

The project includes the phased rehabilitation of the golf course fairways, greens, tees, the addition of practice greens, trash enclosure, and flatwork to create a patio adjacent to the clubhouse. The construction of the patio would result in a reduction of impervious surface coverage. Certain golf cart paths will have their surfaces replaced also resulting in a reduction of impervious surfaces. The total impervious area (including building foot print and other hardscape areas) would be 350,298 square feet (a reduction of 14,209 square feet).

C. Following staff review, the Planning and Transportation Commission (Commission) reviewed and recommended approval (on a 6-0-1 vote) of the Project on April 29, 2020. The Commission's recommendations are contained in CMR 11385 and the attachments to it.

D. On _____ 2020, the City Council reviewed the project design. After hearing public testimony, the Council voted to approve the project pursuant to the findings set forth in Sections 3 and 4 and subject to the conditions set forth in Section 6 of this Record of Land Use Action.

SECTION 2. Environmental Review. The City as the lead agency for the Project has determined that the project is subject to environmental review under provisions of the California Environmental Quality Act (CEQA) under Guideline section 15304, Minor Alterations to Land, since grading would occur on land with a slope less than 10%.

SECTION 3. Site and Design Review Findings

1. *The use will be constructed and operated in a manner that will be orderly, harmonious, and compatible with existing or potential uses of adjoining or nearby sites.* The project is a renovation of an existing golf course and tennis club. Portions of the project site are adjacent to properties with single-family residences. Other portions of the property abut a natural preserve area. Views of the golf course from the adjacent roadways are limited and some rear yards of the neighboring residences have views of the property. The project includes planting 132 trees on site and removal of 39 trees. It is expected with the completion of the project, the property will continue to operate in a similar harmonious way as it has in the past.

2. *The project is consistent with the goal of ensuring the desirability of investment, or the conduct of business, research, or educational activities, or other authorized occupations, in the same or adjacent areas.* The golf course and tennis club has been in existence since the 1960s. The project will upgrade the facility using current design standards improving the playing conditions, reducing maintenance and the long-term viability of the club.

3. *Sound principles of environmental design and ecological balance are observed in the project.* The project has been designed to minimize the impact on the environment. Grading activities will keep the soil onsite and result in a net zero cut/fill grading. Drainage and irrigation will be improved and as a result maintenance activities can be reduced. Four protected trees are proposed for removal, 35 non-native trees are removed and 132 redwoods and oaks are proposed to be planted.

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

Policy L-1: Limit future urban development to currently developed lands within the urban service area. The boundary of the urban service area is otherwise known as the urban growth boundary. Retain undeveloped land west of Foothill Expressway and Junipero Serra as open space, with allowances made for very low-intensity development consistent with the open space character of the area. Retain undeveloped land northeast of Highway 101 as open space.

Policy N-1.8. Minimize impacts of any new development on the character of public open space and the natural ecology of the hillsides.

Policy N-1.9. All development in the foothill portion of the Planning Area (i.e., above Junipero Serra Boulevard) should visually blend in with its surroundings and minimize impacts to the natural environment. As such, development projects should:

- Not be visually intrusive from public roadways and public parklands.
- Be located away from hilltops.

- Be clustered, or closely grouped, in relation to the area surrounding to reduce conspicuousness minimize access roads, and reduce fragmentation of natural habitats.
- Include built forms and landscape forms that mimic the natural topography.
- Retain existing vegetation as much as possible.
- Utilize natural materials and earth tone or subdued colors.
- Include landscaping composed of native species that require little or no irrigation.
- Include exterior lighting that is low-intensity and shielded from view.
- Include access roads of a rural rather than urban character.

Policy L-7.15. Protect Palo Alto's archaeological resources, including natural land formations, sacred sites, the historical landscape, historic habitats and remains of settlements here before the founding of Palo Alto in the 19th century.

Views of the golf course are limited from adjacent streets. Certain rear yards of abutting residential properties have views of the project site. Trees are proposed to be planted to frame views and provide screening. Conditions of approval ensure that in the unlikely event of any archaeological resource discovery, protocols are in place. The renovation will use the latest design and construction techniques to reduce maintenance and improve sustainability. Grading would result in a net zero cut/fill amount.

SECTION 4. Open Space Review Criteria

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

1. The development should not be visually intrusive from public roadways and public parklands. As much as possible, development should be sited so it is hidden from view. There are limited views of the project site from the adjacent public roadways. Views from the adjacent natural preserve trails are also limited and taken from higher vantage points. Additional trees are proposed to be planted that will help the site further blend with its surroundings.

2. Development should be located away from hilltops and designed to not extend above the nearest ridgeline. The project does not extend to the nearest ridgeline.

3. Site and structure design should take into consideration impacts on privacy and views of neighboring properties. The views from the neighboring properties would be similar as they are today. Additional trees will be planted that may affect future views.

4. Development should be clustered, or closely grouped, in relation to the area surrounding it to make it less conspicuous, minimize access roads, and reduce fragmentation of natural habitats. The golf course will remain similar which changes to the fairways, greens and tees. A trash enclosure will be constructed adjacent to the clubhouse and flat work to expand a patio will be constructed adjacent to the clubhouse on the western side and not visible from the road or residences.

5. Built forms and landscape forms should mimic the natural topography. Building

lines should follow the lines of the terrain, and trees and bushes should appear natural from a distance. The golf course is existing and the renovations will closely follow the topography as it is currently. The grading activities will result in a net zero cut and fill of soil.

6. *Existing trees with a circumference of 37.5 inches, measured 4.5 feet above the ground level, should be preserved and integrated into the site design. Existing vegetation should be retained as much as possible.* The Arborist Report and construction plans have been evaluated by the City's Planning Arborist, who agreed sufficient tree protection measures are included in the project to ensure the retention of healthy, protected trees. Four protected trees are proposed for removal because of safety or health of the trees and 35 non-native trees will be removed and 132 redwood and oak trees are proposed for planting.

7. *Cut is encouraged when it is necessary for geotechnical stability and to enable the development to blend into the natural topography. Fill is generally discouraged and should never be distributed within the driplines of existing trees. Locate development to minimize the need for grading.* The project proposes grading that includes both cut and fill. There is zero net amount of cut and fill for the project.

8. *To reduce the need for cut and fill and to reduce potential runoff, large, flat expanses of impervious surfaces should be avoided.* Impervious areas are reduced from 6.5% to 6.25%. The project includes a renovation of a golf course that would improve the drainage onsite.

9. *Buildings should use natural materials and earthtone or subdued colors.* Natural building materials in earthtones are proposed. All proposed building materials are natural in appearance.

10. *Landscaping should be native species that require little or no irrigation. Immediately adjacent to structures, fire retardant plants should be used as a fire prevention technique.* The landscape plan was designed for lower maintenance. Native and drought tolerant plants were chosen, with the exception of the sod turf.

11. *Exterior lighting should be low-intensity and shielded from view so it is not directly visible from off-site.* No additional lighting is proposed for the project.

12. *Access roads should be of a rural rather than urban character. (Standard curb, gutter, and concrete sidewalk are usually inconsistent with the foothills environment).* The existing access way will be maintained.

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

SECTION 5. Site and Design Approvals Granted.

Site and Design Approval is granted by the City Council under Palo Alto Municipal Code Section 18.82.070 for application 19PLN-00304, subject to the conditions of approval in Section 6 of the Record.

SECTION 6. Conditions of Approval.

Planning Division

- 1) CONFORMANCE WITH PLANS. Construction and development shall conform to the approved plans entitled, "Palo Alto Hills Golf & Country Club" stamped as received by the City on January 23, 2020 on file with the Planning Department, 250 Hamilton Avenue, Palo Alto, California except as modified by these conditions of approval.
- 2) BUILDING PERMIT. Apply for a building permit and meet any and all conditions of the Planning, Fire, Public Works, and Building Departments.
- 3) BUILDING PERMIT PLAN SET. The Record of Land Use Action including all Department conditions of approval for the project shall be printed on the plans submitted for building permit.
- 4) PROJECT MODIFICATIONS: All modifications to the approved project shall be submitted for review and approval prior to construction. If during the Building Permit review and construction phase, the project is modified by the applicant, it is the responsibility of the applicant to contact the Planning Division/project planner directly to obtain approval of the project modification. It is the applicant's responsibility to highlight any proposed changes to the project and to bring it to the project planner's attention.
- 5) PROJECT EXPIRATION: The project approval shall be valid for through two years after the adoption date of the Record of Land Use Action. In the event a building permit(s), if applicable, is not secured for the project within the time limit specified above, the approval shall expire and be of no further force or effect. Application for extension of this entitlement may be made prior to the one year expiration.
- 6) PARKING LOT TREES: The project scope shall include removing and replacing three struggling Chinese Pistache trees and adding four Coast Live oaks, spaced out evenly, to the grassy knoll area between the parking lot and main club entrance. The locations of these trees are detailed in Attachment D of the City Council Staff Report dated August 3, 2020, and in Exhibit A of this approval.
- 7) ARCHAEOLOGICAL RESOURCES: Palo Alto is known to contain widely dispersed prehistoric sites with shell ridden components, including human burials and a variety of artifacts. Therefore, cessation of all grading and construction activities is required, if any archaeological or human remains are encountered. At that time, retention of a qualified archaeologist to address the find in the field, notification of the Santa Clara County Medical Examiner's office, and if native American remains are discovered, evaluation of the finds by a Native American descendant shall be required. The Native American descendant, appointed by the Native American Heritage Commission of the State of California, would provide implementation of additional mitigation measures.

- 8) NESTING BIRDS AND NEST AVOIDANCE: Construction of the project, shall be prohibited during the general avian nesting season (February 1 – August 31), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist, as approved by the City of Palo Alto, to conduct a preconstruction nesting bird survey of adjacent street trees to determine the presence/absence, location, and activity status of any active nests. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the Migratory Bird Treaty Act (MBTA) and California Fish & Wildlife Code (CFWC), nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation clearance and structure demolition. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed within the buffer areas until a qualified biologist has determined that the nest is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest). No ground disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and February 1.
- 9) INDEMNITY: To the extent permitted by law, the Applicant shall indemnify and hold harmless the City, its City Council, its officers, employees and agents (the “indemnified parties”) from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside or void, any permit or approval authorized hereby for the Project, including (without limitation) reimbursing the City for its actual attorneys’ fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its own choice.
- 10) DEVELOPMENT IMPACT FEES: Estimated Development Impact Fees (\$3,834,694.42) plus the applicable public art fee, per PAMC 16.61.040, shall be paid prior to the issuance of the related building permit.
- 11) IMPACT FEE 90-DAY PROTEST PERIOD. California Government Code Section 66020 provides that a project applicant who desires to protest the fees, dedications, reservations, or other exactions imposed on a development project must initiate the protest at the time the development project is approved or conditionally approved or within ninety (90) days after the date that fees, dedications, reservations or exactions are imposed on the Project. Additionally, procedural requirements for protesting these development fees, dedications, reservations and exactions are set forth in Government Code Section 66020. IF YOU FAIL TO INITIATE A PROTEST WITHIN THE 90-DAY PERIOD OR FOLLOW THE PROTEST PROCEDURES DESCRIBED IN GOVERNMENT CODE SECTION 66020, YOU WILL BE BARRED FROM CHALLENGING THE VALIDITY OR REASONABLENESS OF THE FEES, DEDICATIONS, RESERVATIONS, AND EXACTIONS. If these requirements constitute fees, taxes, assessments, dedications, reservations, or other exactions as specified in Government Code Sections 66020(a) or 66021, this is to provide notification that, as of the date of this notice, the 90-day period has begun in which you may protest these requirements. This matter is subject to the California Code

of Civil Procedures (CCP) Section 1094.5; the time by which judicial review must be sought is governed by CCP Section 1094.6.

- 12) FINAL INSPECTION: A Planning Division Final inspection will be required to determine substantial compliance with the approved plans prior to the scheduling of a Building Division final. Any revisions during the building process must be approved by Planning, including but not limited to; materials, landscaping and hard surface locations. Contact your Project Planner, Sheldon S. Ah Sing at sahsing@m-group.us to schedule this inspection.

Public Works Engineering

- 13) EASEMENT: City records indicate an existing Public Utilities Easement running through a portion of the site. Provide location and note the easement in plan set. Proposed items shall be placed outside of existing easement area. Refer to Utilities

- 14) DEMOLITION PLAN: Place the following note adjacent to an affected tree on the Site Plan and Demolition Plan: "Excavation activities associated with the proposed scope of work shall occur no closer than 10-feet from the existing street tree, or as approved by the Urban Forestry Division contact 650-496-5953. Any changes shall be approved by the same".

- 15) GRADING PERMIT: Separate Excavation and Grading Permit will be required for grading activities on private property that fill, excavate, store or dispose of 100 cubic yards or more based on PAMC Section 16.28.060. Applicant shall prepare and submit an excavation and grading permit to Public Works separately from the building permit set. The permit application and instructions are available at the Development Center and on our website.

http://www.cityofpaloalto.org/gov/depts/pwd/forms_and_permits.asp

- 16) GRADING & DRAINAGE PLAN: The plan set must include a grading & drainage plan prepared by a licensed professional that includes existing and proposed spot elevations, earthwork volumes, finished floor elevations, area drain and bubbler locations, drainage flow arrows to demonstrate proper drainage of the site. Adjacent grades must slope away from the house a minimum of 2% or 5% for 10-feet per 2013 CBC section 1804.3. Downspouts and splashblocks should be shown on this plan, as well as any site drainage features such as swales, area drains, bubblers, etc. Grading that increases drainage onto, or blocks existing drainage from neighboring properties, will not be allowed. 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 for New Single Family Residences* on the City's website.
<http://www.cityofpaloalto.org/civicax/filebank/documents/2717>

- 17) UTILITIES: Note that all above ground utilities, such as transformer, backflow preventer, gas meters, etc., shall be located within project site but accessible from the street. Any new or relocated utilities will correspond with approved locations from City Utilities Department.

- 18) TRASH ENCLOSURE: Proposed trash enclosures shall drain to sanitary only.
- 19) EROSIONAL CONTROL: Plan set shall include a full erosional control plan outlining mitigation measures along with appropriate details for each component.
- 20) EXCAVATION: Provide deepest excavation depth on plan set (sections) with a note and dimension.
- 21) DEWATERING: Excavation may require dewatering during construction. Public Works only allows groundwater drawdown well dewatering. Open pit groundwater dewatering is not allowed. The geotechnical report for this site must list the highest anticipated groundwater level. We recommend that a piezometer be installed in the soil boring. The contractor shall determine the depth to groundwater immediately prior to excavation by using a piezometer or by drilling and exploratory hole. Based on the determined groundwater depth and season the contractor may be required to dewater the site or stop all grading and excavation work. In addition Public Works may require that all groundwater be tested for contaminants prior to initial discharge and at intervals during dewatering. If testing is required, the contractor must retain an independent testing firm to test the discharge water for contaminants Public Works specifies and submit the results to Public Works.
- 22) Public Works reviews and approves dewatering plans as part of a Grading 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 Grading 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. http://www.cityofpaloalto.org/gov/depts/pwd/forms_and_permits.asp
- 23) WATER FILLING STATION: applicant shall install a water station for the non-potable reuse of the dewatering water. This water station shall be constructed within private property, next to the right-of-way, (typically, behind the sidewalk). The station shall be accessible 24 hours a day for the filling of water carrying vehicles (i.e. street sweepers, etc.). The water station may also be used for onsite dust control. Before a discharge permit can be issued, the water supply station shall be installed, ready for operational and inspected by Public Works. The groundwater will also need to be tested for contaminants and chemical properties for the non-potable use. The discharge permit cannot be issued until the test results are received. Additional information regarding the station will be made available on the City's website under Public Works.
- 24) 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.

- 25) Provide the following note on the Site Plan and adjacent to the work within the Public road right-of-way. "Any construction within the city's public road right-of-way shall have an approved Permit for Construction in the Public Street prior to commencement of this work. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY."
- 26) Provide the following note on the Site Plan and Grading and Drainage Plan: "Contractor shall not stage, store, or stockpile any material or equipment within the public road right-of-way." Construction phasing shall be coordinate to keep materials and equipment onsite.
- 27) Any existing driveway to be abandoned shall be replaced with standard curb & gutter. This work must be included within a *Permit for Construction in the Public Street* from the Public Works Department. A note of this requirement shall be placed on the plans adjacent to the area on the *Site Plan*.
- 28) 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. Include a hard copy in submittal.
- 29) PUBLIC WORKS STANDARDS CONDITIONS: The City's full-sized "Standard Conditions" sheet must be included in the plan set. Copies are available from Public Works on our website:
<http://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?t=67175.06&BlobID=66261>
- 30) 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. Copies are available from Public Works on our website
<http://www.cityofpaloalto.org/civicax/filebank/documents/2732>
- 31) LOGISTICS PLAN: The contractor/designer 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. This plan shall be in the building set of plans. The plan will be attached to a street work permit.
<https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?BlobID=2719>
- 32) 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 building permit approval. The City will inspect the treatment measures yearly and charge an inspection fee. The plan

check fee that will be collected upon submittal for a grading or building permit. Submit a hard copy of this item (document emailed alongside these comments).

Urban Forestry

- 33) TREE PROTECTION COMPLIANCE. The owner and contractor shall implement all protection and inspection schedule measures, design recommendations and construction scheduling as stated in the TPR & Sheet T-1, and is subject to code compliance action pursuant to PAMC 8.10.080. The required protective fencing shall remain in place until final landscaping and inspection of the project. Project arborist approval must be obtained and documented in the monthly activity report sent to the City. The mandatory Contractor and Arborist Monthly Tree Activity Report shall be sent monthly to the City (pwps@cityofpaloalto.org) beginning with the initial verification approval, using the template in the Tree Technical Manual, Addendum 11.
- 34) PLAN CHANGES. Revisions and/or **changes to plans before or during construction** shall be reviewed and responded to by the (a) project site arborist, or (b) landscape architect with written letter of acceptance before submitting the revision to the Building Department for review by Planning, PW or Urban Forestry.
- 35) 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.
- 36) 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.
- 37) TREE PROTECTION VERIFICATION. Prior to any site work verification from the contractor that the required protective fencing is in place shall be submitted to the Urban Forestry Section. The fencing shall contain required warning sign and remain in place until final inspection of the project.
- 38) 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.
- 39) 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 TPR approved by the City for full implementation by Contractor, shall be printed on numbered Sheet T-1 (T-2, T-3, etc) and added to the sheet index.
- c) Plans to show protective tree fencing. The Plan Set (esp. site, demolition, grading & drainage, foundation, irrigation, tree disposition, utility sheets, etc.) must delineate/show the correct configuration of Type I, Type II or Type III fencing around each Regulated Tree, using a bold dashed line enclosing 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**.

Waste Gas Water

- 40) The applicant shall submit a completed water-gas-wastewater service connection application - loadsheet per unit for City of Palo Alto Utilities. The applicant must provide all the information requested for utility service demands (water in fixture units/g.p.m., gas in b.t.u.p.h, and sewer in fixture units/g.p.d.). The applicant shall provide the new total loads
- 41) The applicant shall submit improvement plans for utility construction. The plans must show the size and location of all underground utilities within the development and the public right of way.
- 42) The applicant shall submit improvement plans for utility construction. The plans must show the size and location of all underground utilities within the development and the public right of way including meters, backflow preventers, fire service requirements, sewer mains, sewer cleanouts, sewer lift stations and any other required utilities. Plans for new wastewater lateral need to include new wastewater pipe profiles showing existing potentially conflicting utilities especially storm drain pipes electric and communication duct banks. Existing duct banks need to be daylighted by potholing to the bottom of the ductbank to verify cross section prior to plan approval and starting lateral installation. Plans for new storm drain mains and laterals need to include profiles showing existing potential conflicts with sewer, water and gas.
- 43) The applicant shall be responsible for upgrading the existing utility mains and/or services as necessary to handle anticipated peak loads. This responsibility includes all costs associated with the design and construction for the installation/upgrade of the utility mains and/or services.
- 44) The gas service, meters, and meter location must meet WGW standards and requirements

- 45) 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.
- 46) An approved reduced pressure detector assembly is required for the new water connection for the fire system to comply with requirements of California administrative code, title 17, sections 7583 through 7605 inclusive. Reduced pressure detector assemblies shall be installed on the owner's property adjacent to the property line, within 5' of the property line. Show the location of the reduced pressure detector assembly on the plans.
- 47) 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.
- 48) 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.
- 49) All existing water and wastewater services that will not be reused shall be abandoned at the main per WGW utilities procedures.
- 50) 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.
- 51) All utility installations shall be in accordance with the City of Palo Alto current utility standards for water, gas & wastewater.

Fire

- 52) Improve/create driveway approach onto the golf course property from Alexis Drive near the existing water well by the 8th Hole (proposed 7th hole). Security gate/chain across the opening to prevent unauthorized vehicle entry is recommended.
- 53) Label golf course emergency vehicle access points with numbers/letters following the PAFD sign standard.

- 54) Install 2-1/2" wharf hydrants along the golf cart pathway where the greens parallel the wildland urban interface. The wharf hydrant water source can be connected to the golf course irrigation system. Contact Karl Schneider/Claire Shum w/ PAFD 650-329-2573 for preferred location of wharf hydrants.
- 55) Improve vertical clearance along golf cart pathways so fire apparatus can drive underneath and not impact landscaping/trees.
- 56) Paint fire hydrants/fire department connection at club house/fitness center. Clear landscaping around fire hydrants/fire department connections. Install blue roadway marker at fire hydrants near club house/fitness center.

Watershed Protection

- 57) The applicant shall work with the Watershed Protection Group to outline O&M practices and frequencies onsite with respect to any fertilizers in the form of an agreement (or similar) prior to the issuance of a building permit for this work. This agreement shall be noted in the entitlement plan set and a draft agreement shall be included in the first submittal for the building plan set.
- 58) Stormwater treatment measures All Bay Area Municipal Regional Stormwater Permit requirements shall be followed.
- 59) Refer to the Santa Clara Valley Urban Runoff Pollution Prevention Program C.3 Handbook (download here: http://scvurppp-w2k.com/c3_handbook.shtml) for details.
- 60) For all C.3 features, vendor specifications regarding installation and maintenance should be followed and provided to city staff. Copies must be submitted to Pam Boyle Rodriguez at pamela.boyle.rodriguez@cityofpaloalto.org. Add this bullet as a note to the building plans.
- 61) Staff from Stormwater Program (Watershed Protection Division) may be present during installation of stormwater treatment measures. Contact Pam Boyle Rodriguez, Stormwater Program Manager, at (650) 329-2421 before installation. Add this bullet as a note to building plans on Stormwater Treatment (C.3) Plan.
- 62) Stormwater quality protection temporary and permanent waste, compost and recycling containers shall be covered to prohibit fly-away trash and having rainwater enter the containers.

Building

- 63) Golf facilities shall comply with 11B-238, CBC. Amend plans to show and illustrate accessible compliance at all areas. Provide an accessible path plan by means of a dashed line to all public areas. If site infeasibility, please include explanation of operations as part of plans.
- 64) Retaining walls shall be designed by a civil/structural engineer. Submit the design at building permit. See LD-1 for retaining walls.

Recycling

- 65) Applicant shall ensure that all internal and external containers include recycle (blue container), compost (green container), and garbage (black container). Each container shall be placed closely together, color coded, with proper signage. Single waste containers in common areas are prohibited for waste disposal.
- 66) Trash enclosure must be covered.
- 67) Collection vehicle access (vertical clearance, street width and turnaround space) and street parking are common issues pertaining to new developments. Adequate space must be provided for vehicle access.
- 68) Weight limit for all drivable areas to be accessed by the solid waste vehicles (roads, driveways, pads) must be rated to 60,000 lbs. This includes areas where permeable pavement is used.
- 69) Carts and bins must be able to roll without obstacles or curbs to reach service areas "no jumping curbs"
- 70) Containers must be within 25 feet of service area or charges will apply.
- 71) All service areas must have a clearance height of 20' for bin service.
- 72) New enclosures should consider rubber bumpers to reduce wear-and-tear on walls.
- 73) Service must be provided for garbage, recycling, and compost
- 74) Project plans must show the placement of all three refuse containers, for example, within the details of the solid waste enclosures. Enclosure and access should be designed for equal access to all three waste streams – garbage, recycling, and compostables.

Exhibit A
Parking Lot Tree Planting & Replacement Map



New Trees

Replacement Trees

SECTION 7. Term of Approval.

Site and Design Approval. In the event actual construction of the project is not commenced within two years of the date of council approval, the approval shall expire and be of no further force or effect, pursuant to Palo Alto Municipal Code Section 18.30(G).080.

PASSED:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

ATTEST:

APPROVED:

City Clerk

Director of Planning & Development Services

APPROVED AS TO FORM:

Senior Asst. City Attorney

PLANS AND DRAWINGS REFERENCED:

1. Those plans prepared by Costello – Hollinger - Moore entitled “Palo Alto Hills Golf & Country Club”, consisting of 47 pages, dated January 15, 2020, and received on January 23, 2020.

ATTACHMENT C
ZONING COMPARISON TABLE
3000 Alexis Drive 19PLN-00324

Table 1a: COMPARISON WITH CHAPTER 18.28 (OS DISTRICT)

Regulation	Required	Existing	Proposed
Minimum Site Area, Width and Depth	Area: 10 acres Width: No standard Depth: No standard	Area: 128.58 acres Width: approx. 3,500 feet Depth: approx. 2,350 feet	No change
Front Yard	30 feet	280 feet to clubhouse	No change
Street Side Yard	30 feet	N/A	N/A
Rear Yard	30 feet	1,448 feet to clubhouse	No change
Interior Side Yard	30 feet	Clubhouse: 66 feet on left side 2,559 feet on right side	No change
Max. Building Height	25 feet average height of the highest gable	25 feet	No change
Maximum Impervious Coverage	3.5% of site (196,033 sf)	6.5% (364,507 sf) ¹	6.25% (350,298 sf)
Max. Total Floor Area Ratio	5% (280,047 sf) for a 128.58 acre site	0.16% (86,903 sf)	0.16% (87,303 sf)

1 Approved as legal non-conforming in 2008.

Table 1b: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading)
Recreation

Type	Required	Existing	Proposed
Vehicle Parking	One space per four person capacity = 302 spaces ¹	302 spaces	No change

1 Approved with CUP in 2008.



5/26/2020

Palo Alto Hills Golf and Country Club
3000 Alexis Drive
Palo Alto, CA 94304



Re: **Parking lot trees**

To Whom It May Concern:

Assignment

It was our assignment to assess the overall health and viability of the trees located in and around the parking lot area.

Summary Statement

The overall health of the trees in the parking lot area is fair/good and the trees are stable with the exception of three of the Chinese pistache. We recommend removing and replacing 3 of the struggling Chinese pistache trees and adding 4 Coast live oaks, spaced out evenly, to the Grassy knoll area between the parking lot and main club entrance.

Discussion

All the trees in the parking lot area are well irrigated and receive regular maintenance. There are thirty-six Chinese pistache (*Pistacia chinensis*), seven Coast live oaks (*Quercus agrifolia*), four Cedar (*Cedrus sp.*), one Canary Island pine (*Pinus canariensis*), and one Monterey cypress (*Cupressus macrocarpa*) tree in and around the parking lot area. Three of the Chinese pistache

trees pictured below should be removed and replaced due to poor and fair/poor health and structure ratings.



We recommend adding four Coast live oaks, spaced out evenly, to left and right of the water feature shown below.



The Coast live oaks should be planted on the level area in the grassy knolls pictured below.



Images of the healthy Chinese pistache trees and the overall good health and vigor of the parking lot trees.



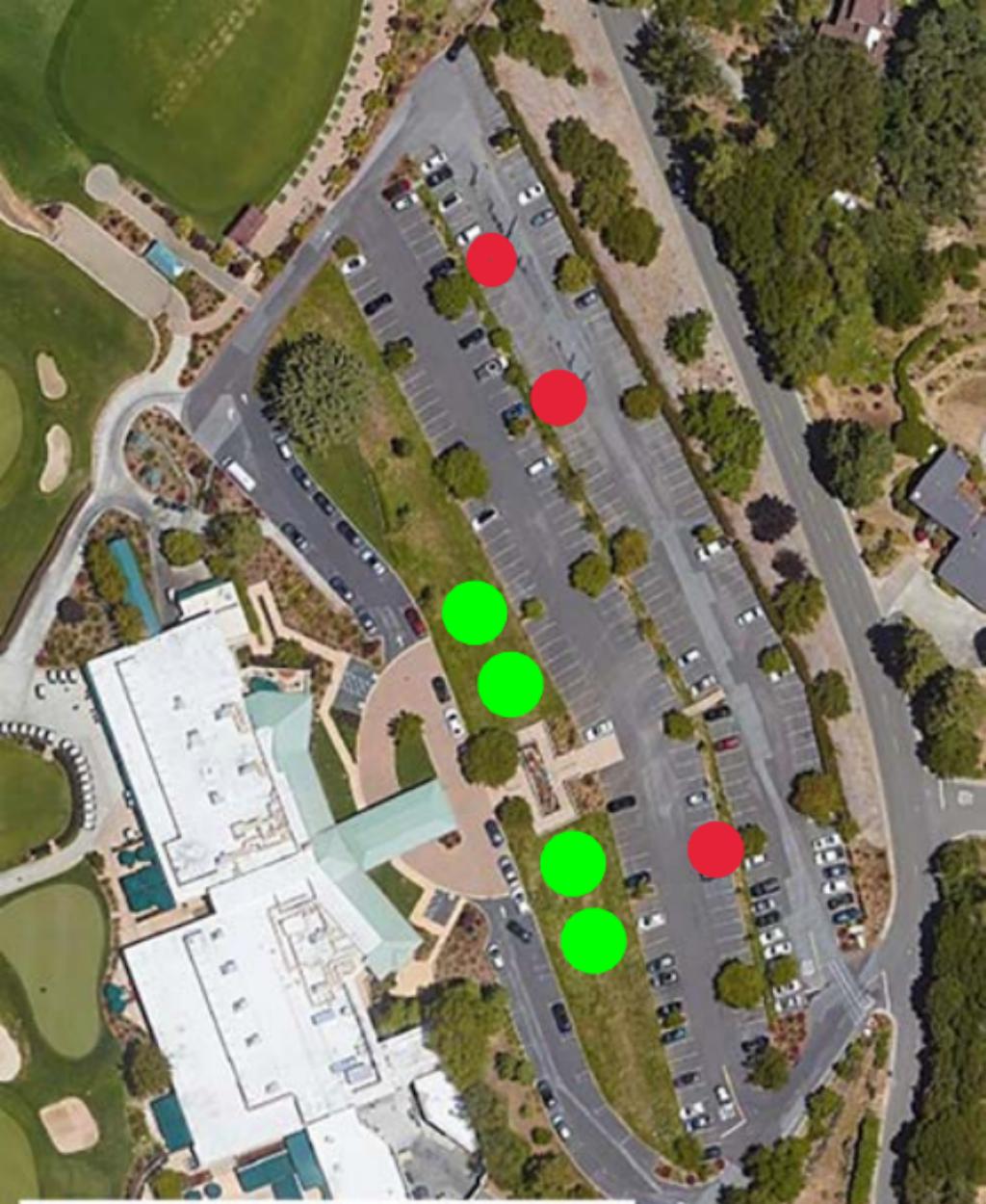
Rating	Health	Structure
Good	excellent/vigorous	flawless
Fair/good	no significant health concerns	very stable
Fair	declining, measures should be taken to improve health and appearance.	routine maintenance needed such as pruning or end weight reduction as tree grows
Fair/poor	in decline, significant health issues	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
Poor	dead or near dead	hazard

I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,



Michael P. Young



Palo Alto Hills Golf & Country Club
Parking Lot Trees
Proposed Replacement & New
May 27, 2020



ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to this arborist is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.
2. This arborist can neither guarantee nor be responsible for accuracy of information provided by others.
3. This arborist shall not be required to give testimony or to attend court by reason of the information provided by this arborist unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of this arborist.
6. This report and the values expressed herein represent the opinion of this arborist, and this arborist's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches, diagrams, graphs, photos, etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
10. No tree described in this report was climbed, unless otherwise stated. This arborist cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. This arborist cannot take responsibility for any root defects which could only have been discovered by such an inspection.

ARBORIST DISCLOSURE STATEMENT

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

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

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

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

Attachment E

Project Plans

Due to the current shelter-in-place, these plans are only available to the public online.

Directions to review Project plans online:

1. Go to: bit.ly/PApendingprojects
2. Scroll to find “3000 Alexis Drive” and click the address link
3. On this project specific webpage you will find a link to the Project Plans and other important information

Direct Link to Project Webpage:

<https://www.cityofpaloalto.org/news/displaynews.asp?NewsID=4818&TargetID=319>