

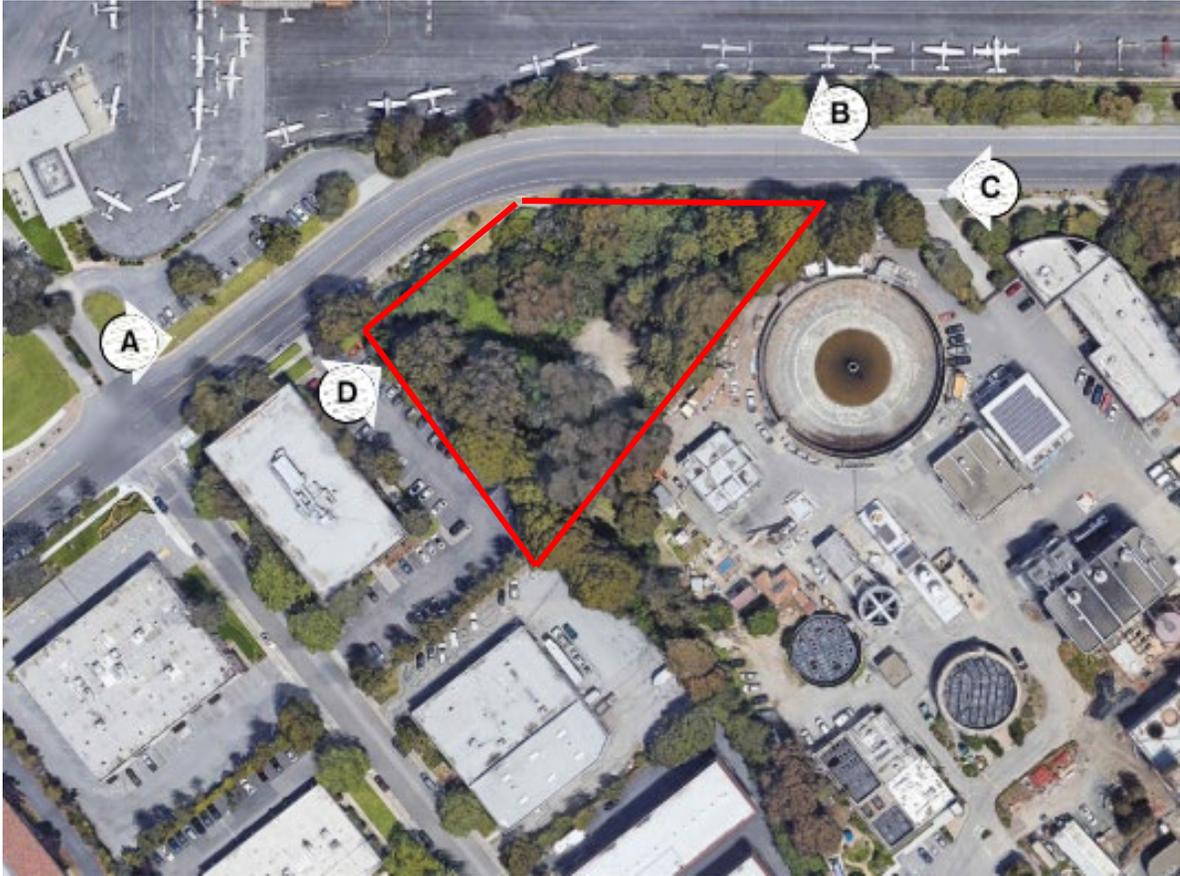


2501 Embarcadero Road Advanced Water Purification System Project Site and Design Review

February 28, 2024

www.cityofpaloalto.org

PROJECT LOCATION

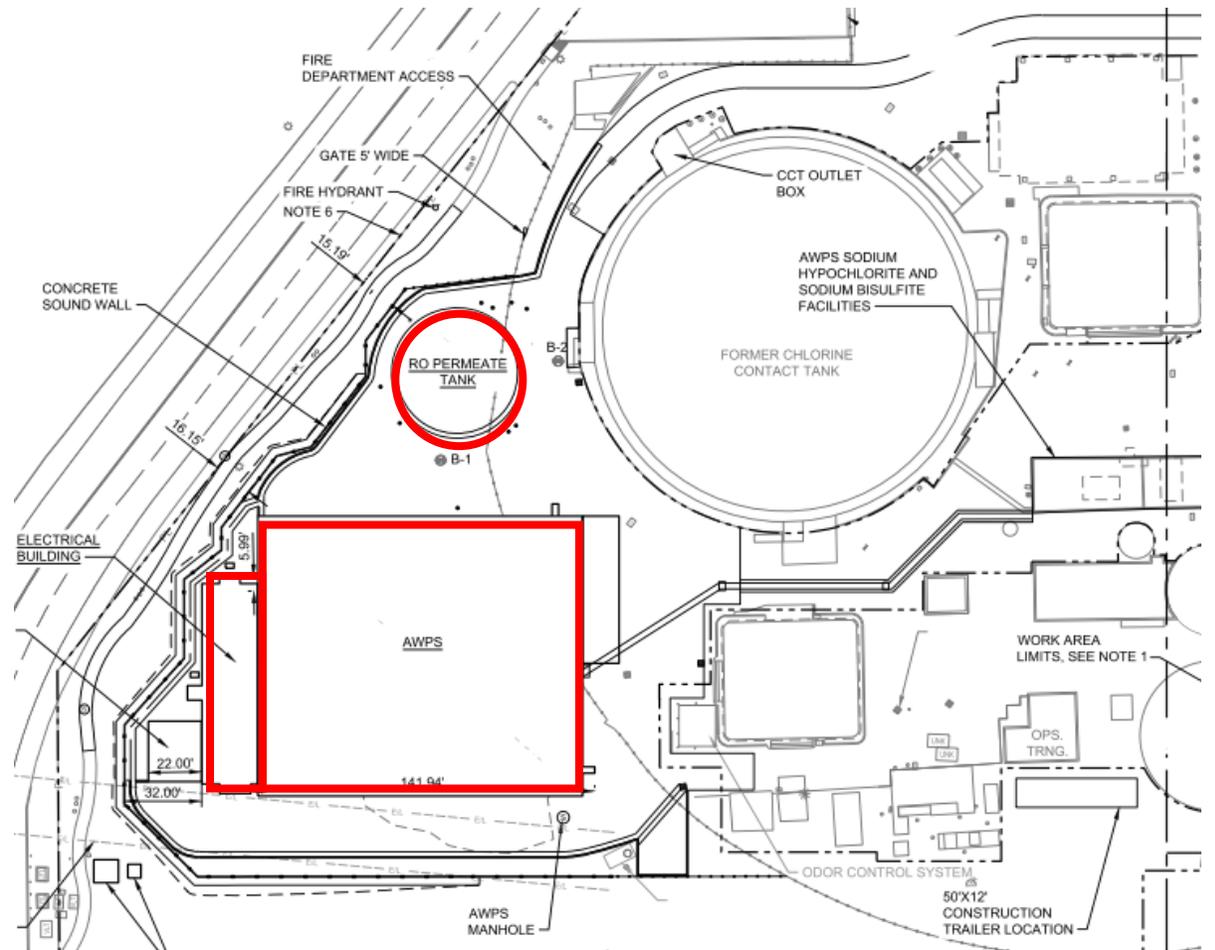


PROJECT OVERVIEW

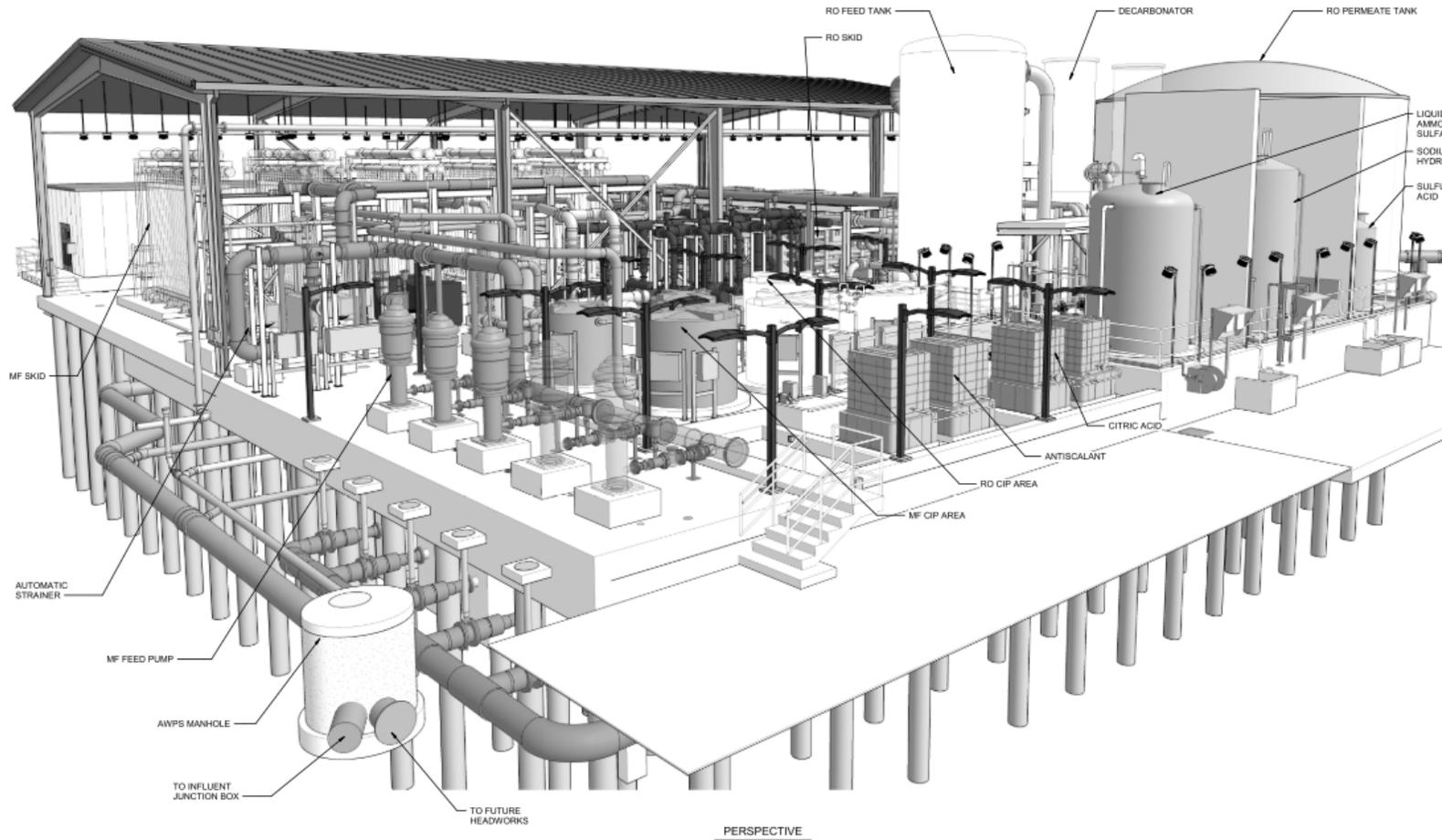
Construct:

- Reverse osmosis permeate storage tank
- pre-engineered open-air building covering a membrane filtration system, chemical storage/feed system components, and other ancillary components essential to the purification system
- A small prefabricated electric building

The facility would have a building footprint of approximately 15,544 sf.



PROJECT OVERVIEW



SITE AND DESIGN FINDINGS

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



KEY CONSIDERATIONS

- Baylands Design Guidelines
- Noise
- Lighting
- Trees
- Airport



KEY CONSIDERATIONS-BAYLANDS DESIGN GUIDELINES, NOISE, LIGHTING

- The project is not located within dedicated parkland area, but is located within the boundaries of the Baylands Nature Preserve and is therefore subject to the Baylands Design Guidelines
- The project was redesigned based on staff and ARB feedback for consistency with the guidelines
- Wall and low noise level equipment ensure that noise levels at property line are below 49 dB
- Lighting has been minimized for safe operations (automatic on switch provided for operators in order to minimize timing that light needs to be on). Lighting that is provided is certified as “nighttime friendly” and code compliant (intensity and shielding).



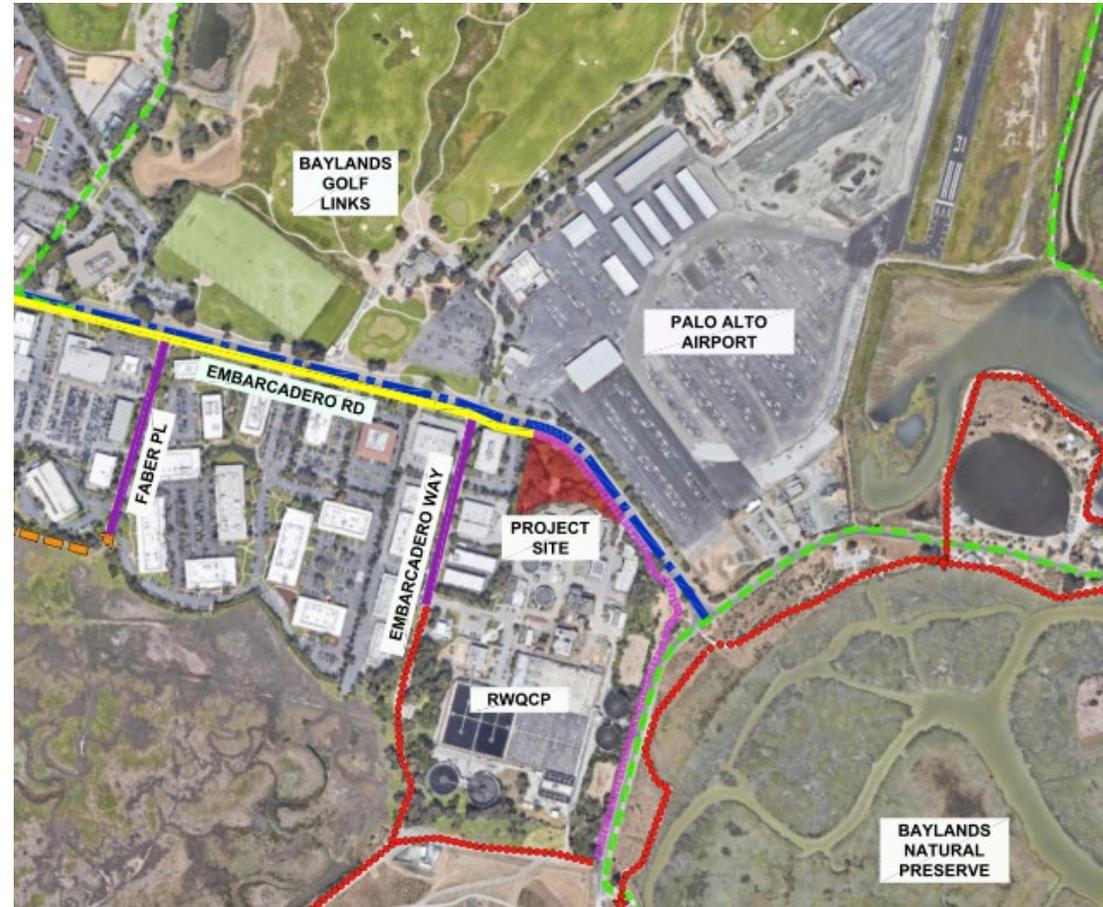
KEY CONSIDERATION-TREES

- 35 Trees to be removed, mostly non-native, invasive species
- 36 native trees to be planted
- Although the design was modified based on PRC feedback to reduce the tree removals, preserving 11 more trees than originally proposed, five of those trees have died/fallen. Therefore, six total trees were identified for preservation based on PRC feedback
- Coordinating with Midpen Open Space on best management practice to stop the spread of invasives per their comments (in terms of treatment of area following removal)



KEY CONSIDERATION-AIRPORT

- Located across from the airport, within the Airport Influence Area
- Project complies with the ALUP; further discussion of the project's consistency is provided in the CEQA analysis and in the staff report



CEQA ANALYSIS

- In 2015 Council adopted an EIR for the City of Palo Alto Recycled Water Project. The EIR included mitigation Measure MM HYD-3d, which required the City to consider treatment options, such as reverse osmosis, to reduce the salinity of its recycled water and thus make its recycled water useable for irrigation of salt-sensitive species.
- On November 18, 2019, in taking discretionary actions to further pursue this project, council adopted an EIR addendum that included more site-specific details associated with the proposed development.



RECOMMENDATION AND NEXT STEPS

- Consider the previously adopted addendum and recommend that the PTC recommend approval of the proposed project to Council based on the provided findings and subject to conditions of approval
- Following a recommendation from the PTC, the project will be reviewed by the ARB. The ARB will also make a recommendation to Council
- Council would issue a final decision on the proposed project



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Claire Raybould, AICP

Senior Planner

Claire.Raybould@cityofpaloalto.org

650-329-2116