



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

April 4, 2024

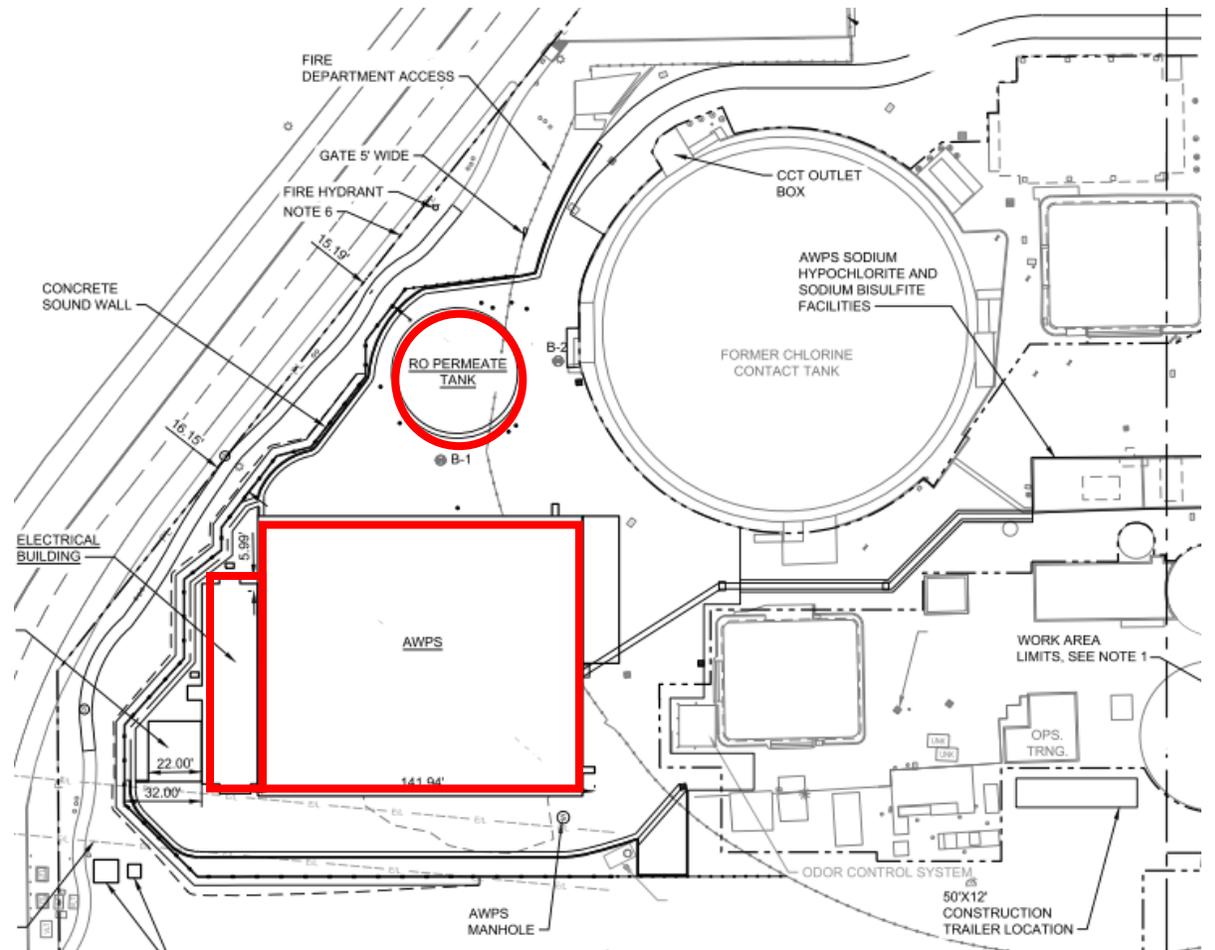
www.cityofpaloalto.org

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.

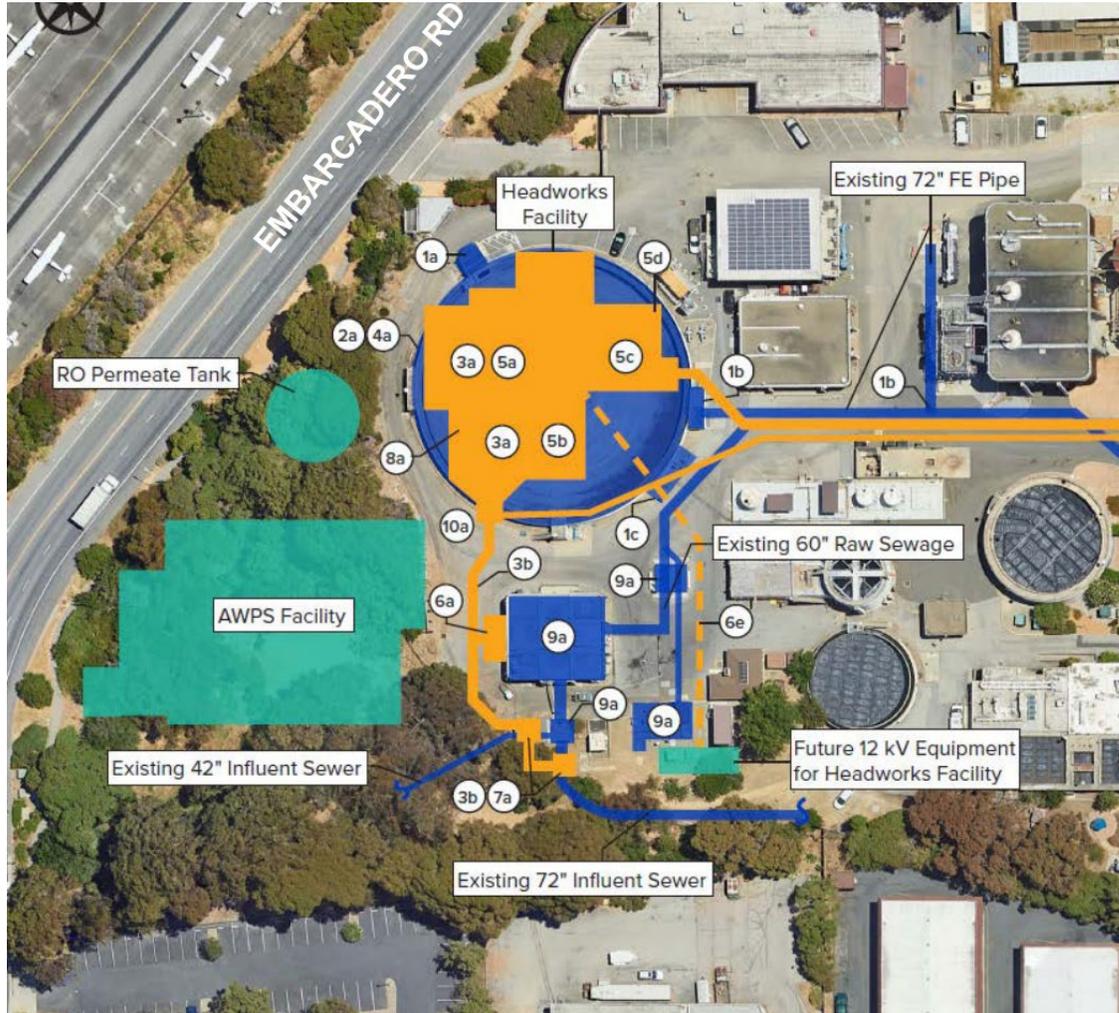


KEY ARB COMMENTS

- RWQCP Context
- Baylands Design Guidelines
- Noise
- Lighting
- Trees



RWQCP CONTEXT (EXISTING, PLANNED, AND FUTURE)



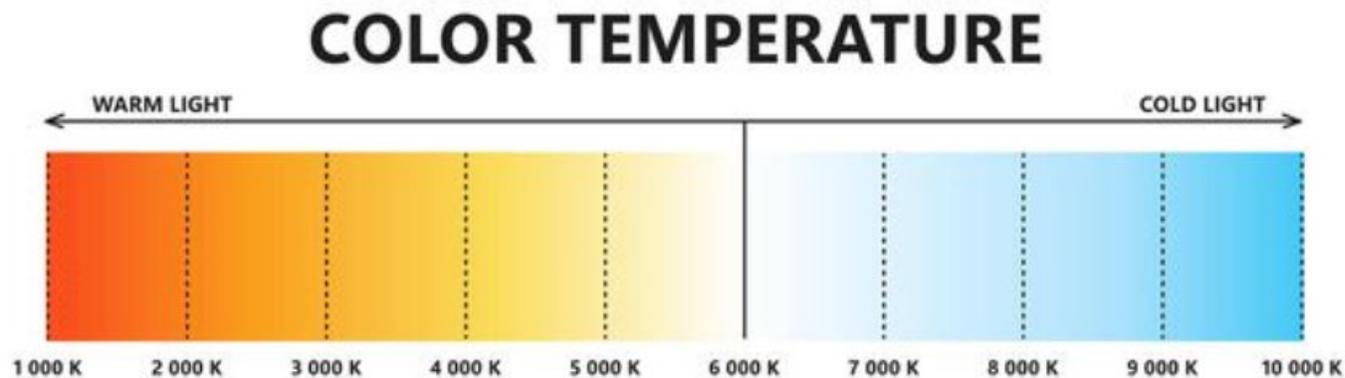
KEY MODIFICATIONS-BAYLANDS DESIGN GUIDELINES AND NOISE

- Modifications to roof structure color (red to standard grey); ARB suggested blue hues as well, therefore an additional option with a blue hue is also presented
- Modifications to better screen the equipment from public view
- Black vinyl coating on all chain link
- Additional study with the baseline noise conditions and details of proposed project's noise levels was conducted. The distance of noise producing equipment from the property line in combination with the sound wall will reduce noise to code compliant levels (max 49 dBA)



KEY MODIFICATIONS-LIGHTING

- Reduced from 5,000 (typical recommendation for industrial facilities) to 4,000 kelvins in previous iterations (2,700 kelvins encouraged per dark Sky international)
- Lighting is targeted, focused below the canopy, the additional aluminum paneling designed to shield views on two sides of the canopy will also further reduce any light spillover
- Motion sensors and timers are provided



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)



PTC RECOMMENDATION

- Asked for additional exploration to reduce the color temperature of lighting
- Asked for additional exploration to provide all native species
 - Plants have been revised to be all native with the exception of the climbing vines on the wall for which an appropriate native alternative was not available



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
- Council would issue a final decision on the proposed project (tentatively scheduled for May 13, 2024)



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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.



PROJECT OVERVIEW

