



Architectural Review Board

Staff Report

Agenda Date: July 18, 2013

To: Architectural Review Board

From: Jason Nortz, Senior Planner
Joe Teresi, Senior Engineer (Public Works Department)

Department: Public Works

Subject: Palo Alto Municipal Golf Course, 1875 Embarcadero Road
[13PLN-00103]: Request by the City of Palo Alto Community Services Department for Site and Design Review of the Palo Alto Municipal Golf Course Renovation Project. Environmental Review: A Draft Environmental Impact Report has been prepared in accordance with the California Environmental Quality Act (CEQA) requirements. Zone District: PF(D).

RECOMMENDATION

Staff recommends that the Architectural Review Board (ARB) recommend that the City Council approve the Site and Design Review application for this project, based upon the ARB findings (Attachment A) and the findings and conditions in the Record of Land Use Action (Attachment B). The Planning and Transportation Commission (PTC) also recommends approval of the application.

BACKGROUND

Existing Site

The Palo Alto Municipal Golf Course was constructed in the mid-1950s on approximately 170 acres of flat former salt marsh and bay fill. The course was designed by noted golf course architects William P. and William F. Bell of Pasadena, California. The 18-hole, par 72 course is a classic championship course that measures over 6,800 yards from the back tees. The course was constructed on a relatively flat site raised a few feet above the underlying, highly-saline salt marsh soils through the placement of imported fill material. The original clubhouse buildings were replaced with the current facilities in the mid 1970's. Major course renovations, including the rebuilding of selected fairways, tees, and greens, a new drainage system and lift station, and a new irrigation system and pump station, were completed in 1998.

The site is located in the Public Facilities (PF) Zone District. The Site and Design (D) combining district designation also applies to the site. The PF zone district is designed to accommodate governmental, public utility, educational, and community service or recreational facilities. The Site

and Design review combining district is intended to provide a process for review and approval of development in environmentally and ecologically sensitive areas. The Comprehensive Plan map designation is Public Park whose primary purpose is active recreation and whose character is essentially urban.

Flood Control Project

The potential for Golf Course modifications originated with the SFCJPA's Bay-to-Highway 101 flood control project. The flood control project includes construction of new earthen levees that will encroach onto the footprint of the Golf Course. The revised levee alignment will necessitate the reconfiguration of golf holes 4, 12, 13, 14, 15, 16 and 17 in order to maintain an 18-hole course. Community Services Department staff and the City Council identified the flood control project as an opportunity to reexamine the future of the Golf Course and to explore alternatives for providing supplemental City funding in order to undertake the renovation of the entire course.

Renovation Plan G

On July 23rd, 2012, Council formally adopted Golf Course Renovation "Plan G", which includes a full renovation of the Golf Course as well as the set-aside of 10.5 acres to be carved from the Golf Course footprint for future recreation uses. Implementation of "Plan G" will transform the Golf Course from a flat, park-like expanse of maintained turf grass to a blend of landforms, vegetation, and golf course furnishings that are compatible with the unique Baylands setting. On October 15, 2012, Council awarded a contract to golf course architect Forrest Richardson & Associates to complete the design of a renovated Golf Course based on "Plan G", prepare final bid documents (plans, specifications, and cost estimate) for the project, and prepare an environmental impact report for the proposed Golf Course modifications, including a conceptual analysis of the future recreation area. Forrest Richardson has completed the preparation of the plans and related materials required for the Site and Design application. The site plan and related design documents included in the application package are consistent with the "Plan G" layout adopted by the Council.

Project Description

The Palo Alto Municipal Golf Course Renovation Project (Project) would reconfigure all 18 holes of the Golf Course, a portion of the driving range and practice facility, and replace a restroom facility. The reconfigured Golf Course would be reconstructed with a 'Baylands' theme that would incorporate or modify the existing low-lying areas into the Golf Course, reduce the area of managed turf, and introduce areas of native grassland and wetland habitat.

Objectives

The Project design has been developed to achieve the following objectives:

- A golf course that provides enhanced wildlife habitat, improved wetland areas, and a more interesting course that offers challenges for the experienced player and that can also be enjoyed by the beginner, while reducing water and pesticide use and labor.
- Integration of the Golf Course into the Baylands theme.
- Mitigation for impacts on the Golf Course resulting from the SFCJPA's Flood Reduction Project.
- Improve Golf Course playing conditions – turf, drainage and irrigation.

The Project will reconfigure the entire Golf Course to an 18-hole, par 71, PGA-regulation course measuring 6,655 yards from the back tees. Following the designation of approximately 10.5 acres of

the existing Golf Course for the future recreation facility and the loss of 7.4 acres to be incorporated into a widened San Francisquito Creek, the resultant area of the reconfigured Golf Course will be reduced to approximately 156 acres. The existing driving range will be expanded to the north by approximately 8,000 square feet to accommodate six new driving stations. A new Youth Golf Area including elements designed to attract young people to the game of golf will be established along Embarcadero Road south of the existing driving range. The Project will include new 6.5-foot-wide concrete golf cart paths, compacted decomposed granite footpaths at the practice putting green area, and compacted gravel maintenance path connections between the concrete cart paths. The Project will also include a new 300 square foot restroom building located on the Golf Course.

The Golf Course renovation will result in the following changes:

- Relocate 18 golf holes
- Construct 18 new greens on the course and two new greens in the practice areas
- Create a par 71 course
- Create a course with 6,545/6,091/5,374/4,588 yardages from each set of tees
- Reconstruct or construct all new bunkers
- Transform 66 irrigated acres to naturalized areas (non-managed turf)
- Reduce irrigated turf from 135 acres to 81 acres
- Create new practice green/short game area and Youth Golf Area
- Expand driving range tee area
- Replace entire irrigation system
- Complete temporary grading, drainage, and seeding for the future athletic fields

Vegetation

The Project will reduce the Golf Course managed turf area by 40 percent from 135 acres to 81 acres. New managed turf will include Creeping Bentgrass on the greens and salt-tolerant Paspalum (v. PE Platinum) at all other areas. During replacement, non-native plants and trees will be replaced with native grasses, and low-lying Baylands zones will be planted with indigenous halophyte plants (i.e., plants that survive in saline soil). The Golf Course will include three types of vegetated zones: managed turf area, non-turf native grass zones, and Baylands native zones.

Of the 711 trees on the existing Golf Course site, 123 trees will remain, and 588 will be removed. The loss of trees will be mitigated through a combination of new trees to be planted on the course as part of the Project and the planting of trees at a suitable off-site location that would benefit from an increased tree canopy. In accordance with the requirements of the City's Tree Technical Manual, the number of on-site and offsite trees to be planted will serve to replace the loss of tree canopy resulting from the tree removals within a period of ten years. 300 new native trees, including a variety of 15 gallon and 24 to 36 inch boxed sizes, will be planted across the site. The remaining number of trees required to achieve the mitigation goals will be planted off-site. The off-site trees will primarily consist of native oak seedlings and acorn plantings at the Arastradero Preserve and elsewhere in the foothills. Some trees will also be planted at suitable locations in Byxbee Park. The off-site tree planting effort will be overseen by the City's Urban Forester and coordinated with Canopy, Acterra, and Magic.

Earth Mounds

The Project will also include a dramatic increase in topographic variability throughout the course, including buffer mounds which will act as a visual and acoustical barrier between the Golf Course and the future recreation area. The buffer mounds will be 15 to 25 feet tall.

Signage

A new main entry sign is proposed along Embarcadero Road to replace the existing sign. The proposed sign conforms to the Baylands Design Guidelines by utilizing weathered wood sign supports, rusted metal fittings, and an overall low profile (11.6 ft. in width by 4.25 ft. in height) with muted colors. Primary lettering will be internally lighted within reverse pan channel letters that cast a low-light halo back onto the primary background.

Restroom Facility

The Project also includes the replacement of the existing on-course restroom facility. The new restroom would replace an old and aging structure currently located on the eastern side of the Golf Course near the airport. The design concept of the replacement restroom is coordinated with the Baylands Design Guidelines and integrated with the terrain and landscape of the renovated Golf Course. The building would be located to be consistent with a requirement that new structures be constructed above the Base Flood Elevation (10.5 foot elevation above sea level). The building would be surrounded by native grass hillocks and be accessed by 10-foot wide concrete cart paths that connect to a network of gravel maintenance paths. Electric, potable water and sanitary sewer service will be extended to service the new location.

The proposed exterior wood siding, 6-inch horizontal and 2.5-inch vertical, is stained and sealed with Eco Wood, a graying agent that seals and protects natural wood while accelerating the natural silvering of wood. This will provide a rustic look and finish consistent with the Baylands Design Guidelines concept of using materials that age over time without deteriorating. The clear Galvalume finish proposed for the corrugated roof is functional and blends with the appearance of the gray wood. The roof will have a muted finish and will also age over time, yet retain its corrosion resistant finish. The perforated bird screen below the roof plane allows for natural air ventilation. This screen, as well as the translucent window panes, allow ambient light to the interior during the day in order to reduce reliance on electric lighting.

The accent color on the building would be a green hue selected to work with the Baylands Golf Links image and the Baylands Design Guidelines. Focusing the color on the doors provides a visual cue to the two entrances. Signage would be kept minimal, yet consistent with State of California/ADA guidelines. Automatic locking doors and a storage room are proposed, to meet City maintenance and security needs.

The concrete floors will be sealed with a clear matte finish. The windows are translucent, allowing light into the space without people being able to see in. The overall color palette complements the Baylands theme. The building's appearance will be compatible with the Golf Course and its native grass landscape and will be functional, subtle, non-reflective, and have the appearance of being a part of the landscape for a long time.

Not Included in Project

The Project does not include any modifications to the parking lot, clubhouse/restaurant/pro shop complex, or maintenance facility. The Site and Design Review application does not include any detailed design information for the future recreational uses to be sited in the southwest corner of the Golf Course. These improvements will be submitted for review at a future time when a specific type of recreational feature is selected and funding becomes available.

DISCUSSION

Site and Design Review

The Site and Design Review process, for major projects in areas within Palo Alto having the (D) zoning overlay, requires PTC, ARB, and City Council review. The PTC considers whether the project meets the Site and Design Review objectives set forth in Palo Alto Municipal Code (PAMC) Chapter 18.30(G).060. The ARB is requested to make a recommendation based on the findings for architectural review in PAMC Section 18.76.020(d) (Attachment A). The project, as recommended by the PTC and ARB, will then be scheduled for a public hearing before Council for final action.

Previous Review

Both the PTC and the Architectural Review Board (ARB) conducted Study Session reviews of the Golf Course Renovation Project in 2012 and 2013. In addition, the project has been reviewed on multiple occasions by the Golf Advisory Committee, Parks and Recreation Commission, Finance Committee, and the City Council.

The project received preliminary review by the ARB during a Study Session on December 20, 2012. Golf Course Architect Forrest Richardson presented an overview of the proposed Golf Course renovation project in order to solicit input from the Board members. During the meeting presentation, Mr. Richardson highlighted the project's key design concepts, including integration into the Baylands setting, reduction in the amount of managed turf and associated irrigation water demand, making the golf course more interesting and challenging for golfers through the design of the course layout and topography, and conformance with the Baylands Design Guidelines. The ARB was supportive of the project and the proposed design approach. ARB members commented and asked questions regarding proposed perimeter fencing, colors and energy conservation strategies for the new restroom building, and project signage. The PTC received its initial briefing about the project at a February 13, 2013 Study Session. Commissioners commented and asked questions regarding the project's benefits to golf course drainage, benefits and challenges of using reclaimed water for turf irrigation (water conservation, increased soil salinity, etc.), efforts to encourage youth participation in golf, methods to increase the appeal of the golf course as compared to the existing course and surrounding competing golf courses, flood risk to the course and its users, and signage/branding for the renovated course.

During the last week of March, staff submitted the project development drawings to the Golf Advisory Committee and the Parks and Recreation Commission in order to solicit their endorsement of the project prior to the start of the formal Site and Design review process. Both advisory bodies had reviewed the project on multiple prior occasions and provided substantial input to the golf course architect as to what they would like to see incorporated into the project design. The Golf Advisory Committee and the Parks and Recreation Commission gave the project a positive review and endorsed the Site and Design application for submittal to the PTC and ARB.

Overall water usage at the renovated Golf Course is expected to decrease by 30-35%, and potable water usage is expected to drop by even more due to a number of factors. The fairways will be planted with salt-tolerant Paspalum turf, which can tolerate a much higher percentage of reclaimed water (due to their intensive usage and to satisfy aesthetic and playability constraints, the new course greens will be planted with Creeping Bentgrass, which requires potable irrigation water). The area of managed turf will be reduced by 40% on the new course, with fringe areas planted with native grasses and shrubs that have a much lower irrigation demand. In addition, innovations in irrigation system technology, such as ground moisture sensors and individually-controlled sprinkler heads, will help the golf course maintenance staff to avoid overwatering the turf.

POLICY IMPLICATIONS

The Golf Course Renovation Project is consistent with the Comprehensive Plan programs and policies, the Baylands Master Plan, and the Baylands Design Guidelines. An extensive list of the applicable policies and programs is included in this report as Attachment D.

ENVIRONMENTAL REVIEW

The Golf Course Renovation Project is subject to the California Environmental Quality Act (CEQA). A Draft Environmental Impact Report (DEIR) has been prepared to evaluate the proposed potential impacts of the project and to identify the appropriate mitigation measures, with the City acting as the lead agency (available online at

<http://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?BlobID=34641>). The DEIR was initially released for public review for a period of 45 days beginning on June 3, 2013 and ending on July 19, 2013. A public hearing for the DEIR was held during the June 26, 2013 PTC meeting.

The PTC voted to continue their review of the DEIR at their July 31, 2013 meeting. Consequently, the public comment period has been extended to August 1, 2013. The final EIR will be modified as appropriate to address the comments made during the comment period, and the comments will be listed along with the City's official responses in the final document. The City Council will be asked to certify the final EIR in late Fall 2013, along with approval of the Site and Design Review application.

TIMELINE

<u>Action:</u>	<u>Date:</u>
ARB Study Session:	12/20/2012
Application Submitted:	03/06/2013
P&TC Meeting:	06/26/2013
ARB Meeting:	07/18/2013
P&TC Meeting (continued from 6/26):	07/31/2013
City Council Meeting:	TBD

ATTACHMENTS

Attachment A:	ARB Findings
Attachment B:	Draft Record of Land Use Action (including approval conditions)
Attachment C:	PTC Staff Report (June 26, 2013)
Attachment D:	Comprehensive Plan/Baylands Master Plan/Baylands Design Guidelines Policies and Programs
Attachment E:	Site and Design Plans (ARB members only)

Prepared By: Jason Nortz, Senior Planner; Joe Teresi, Senior Engineer (Public Works Department)

Manager Review: Amy French, AICP, Manager of Current Planning

ATTACHMENT A
DRAFT FINDINGS FOR APPROVAL
1875 Embarcadero Road
Palo Alto Municipal Golf Course
13PLN-00000-00103

The design and architecture of the proposed improvements, as conditioned, complies with the Findings for Architectural Review as required in Chapter 18.76 of the PAMC.

- (1) The design is consistent and compatible with applicable elements of the City's Comprehensive Plan in that the site is designated Public Park and the Comprehensive Plan Table (Attachment D) indicates compliance with all applicable policies;
- (2) The design is compatible with the immediate environment of the site in that the proposed project is located within a Public Park/Open Space area and Public Facilities zone district where other uses and buildings of similar size and scale are common;
- (3) The design is appropriate to the function of the project in that the design provides a well designed golf course layout and ample landscaping that is consistent with the overall objectives of the Site Assessment and Design Guidelines for the Palo Alto Baylands Nature Preserve (Baylands Design Guidelines);
- (4) In areas considered by the board as having a unified design character or historical character, the design is compatible with such character. The overall design is more compatible with the aesthetic qualities unique to the Baylands area;
- (5) The design promotes harmonious transitions in scale and character in areas between different designated land uses. The proposed project is surrounded by a mix of uses including athletic fields, the Baylands, an airport and single family residential which is separated from the golf course by the San Francisquito Creek. The replacement of the existing golf course with a new golf course with a smaller overall footprint should not reduce the overall functionality of the immediate area. The replacement of a new golf course with an existing golf course is permitted in the Palo Alto Municipal Code and is consistent with the Comprehensive Plan and will help support the employment uses in the vicinity;
- (6) The design is compatible with approved improvements both on and off the site in that the proposed use and building, as conditioned, includes improvements necessary for the new facility;
- (7) The planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community in that the proposed design is compatible with the

applicable Baylands Design Guidelines, development standards and performance criteria;

- (8) The amount and arrangement of open space are appropriate to the design and the function of the structures; this finding is not applicable in that the entire project is considered open space/park space;
- (9) Sufficient ancillary functions are provided to support the main functions of the project in that the proposal includes sufficient automobile and bicycle parking, outdoor seating and on course restroom facilities;
- (10) Access to the property and circulation thereon are safe and convenient for pedestrians, cyclists and vehicles in that the existing conforming automobile and bicycle parking shall remain in place. New signage including a new entry sign and on course wayfinding signs are also provided;
- (11) Natural features are appropriately preserved and integrated with the project in that the existing site is replacing existing trees and shrubs with numerous trees and shrubs of species appropriate to the Baylands Nature Preserve;
- (12) The materials, textures, colors and details of construction and plant material are appropriate expressions of the design and function in that the proposed design is a balanced, sustainable design that is consistent with the Baylands Site Assessment and Design Guidelines and green buildings guidelines;
- (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 in that the Project will reduce the Golf Course managed turf area by 40 percent from 135 acres to 81 acres. New managed turf will include Creeping Bentgrass on the greens and salt-tolerant Paspalum (v. PE Platinum) at all other areas. During replacement, non-native plants and trees will be replaced with native grasses, and low-lying Baylands zones will be planted with indigenous halophyte plants (i.e., plants that survive in saline soil). The Golf Course will include three types of vegetated zones: managed turf area, non-turf native grass zones, and Baylands native zones.

Of the 711 trees on the existing Golf Course site, 123 trees will remain, and 588 will be removed. The loss of trees will be mitigated through a combination of new trees to be planted on the course as part of the Project and the planting of trees at a suitable off-site location that would benefit from an increased tree canopy;

- (14) Plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which would tend to be drought-resistant and to reduce consumption of water in its installation and maintenance in that appropriate plant materials that are compatible with the Baylands Nature Preserve are proposed (additionally described above in #13);

(15) The project exhibits green building and sustainable design that is energy efficient, water conserving, durable and nontoxic, with high-quality spaces and high recycled content materials. The following considerations should be utilized in determining sustainable site and building design:

- (A) Optimize building orientation for heat gain, shading, daylighting, and natural ventilation;
- (B) Design of landscaping to create comfortable micro-climates and reduce heat island effects;
- (C) Design for easy pedestrian, bicycle and transit access;
- (D) Maximize on site stormwater management through landscaping and permeable paving;
- (E) Use sustainable building materials;
- (F) Design lighting, plumbing and equipment for efficient energy and water use;
- (G) Create healthy indoor environments; and
- (H) Use creativity and innovation to build more sustainable environments.

The design incorporates energy conservation measures through such factors as decreasing overall water usage by 30-35%.

(16) The design is consistent and compatible with the purpose of architectural review, which is to:

- (1) Promote orderly and harmonious development in the city;
- (2) Enhance the desirability of residence or investment in the city;
- (3) Encourage the attainment of the most desirable use of land and improvements;
- (4) Enhance the desirability of living conditions upon the immediate site or in adjacent areas; and
- (5) Promote visual environments which are of high aesthetic quality and variety and which, at the same time, are considerate of each other.

The design is consistent for all of the reasons and findings enumerated above.

APPROVAL NO. 20013-XX
RECORD OF THE COUNCIL OF THE CITY OF PALO ALTO LAND USE ACTION
FOR 1875 EMBARCADERO ROAD (PALO ALTO MUNICIPAL GOLF COURSE):
ENVIRONMENTAL IMPACT REPORT AND SITE AND DESIGN REVIEW
APPLICATION [FILE NO.13PLN-00103]
(CITY OF PALO ALTO COMMUNITY SERVICES DEPARTMENT, APPLICANT)

On _____, 2013, the City Council approved Environmental Impact Report (EIR) and Site and Design Review application for the Golf Course Reconfiguration and Baylands Athletic Center Expansion Project on a 176 acre site located in the PF(D) (Public Facilities) zone district.

SECTION 1. Background. The City Council of the City of Palo Alto ("City Council") finds, determines, and declares as follows:

A. On March 6, 2013, the City of Palo Alto Community Services Department applied for a Site and Design Review application for a new 18 hole regulation Golf Course with a par of 71 to replace the existing 18 hole Palo Alto Municipal Golf Course in the PF(D) Public Facility with Site and Design Overlay zone district ("the Project"). The Project includes the replacement of a portion of the existing driving range and practice facility, and a the construction of a new restroom facility.

B. The scope of the EIR includes the new golf course project and the potential future expansion of the Baylands Athletic Center which would include a maximum of five full-size athletic playing fields and a 24,100 square foot gymnasium with additional parking and lighting.

C. Following staff review, the Planning and Transportation Commission (Commission) reviewed and recommended [REDACTED] of the Project on June 26, 2013.

D. Following Commission review, the Architectural Review Board (ARB) reviewed and recommended [REDACTED] of the Project on July 18, 2013.

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). An Environmental Impact Report (EIR) was prepared to evaluate the potential project impacts and identify appropriate mitigation measures. The Draft EIR (DEIR) was available for public review on June 3, 2013 through July 17, 2013.

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, in that:*

City standards and regulations will help to ensure that the use, or operation, of the Palo Alto Municipal Golf Course will be conducted in a manner that is compatible with the existing uses located in the immediate area. During construction, it is expected that there will be temporary impacts to the area in terms of construction-related noise, dust/debris and traffic. These impacts will be offset by applicable City construction standards, such as restrictions on hours of construction, the City's noise ordinance, and the mitigation measures found in the attached DEIR (Attachment D). The proposed golf course renovation will be consistent with the existing functions of the park uses at the adjacent Baylands Athletic Center. The Project will not adversely affect the operation of the Palo Alto Airport or other adjacent land uses.

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, in that:*

The Project site is located in the Public Facilities (PF) zone district and will be reconfiguring an existing public facility/golf course with a new public facility/golf course. The Project will maintain desirability of investment in the same and adjacent areas in that the proposed goals and design are consistent with the existing Baylands environment, and the construction of all improvements will be governed by the regulations of the current Zoning Ordinance, the Uniform Building Code, and other applicable codes to assure safety and a high quality of development.

3. *Sound principles of environmental design and ecological balance are observed in the Project, in that:*

The Project will implement appropriate sustainable building practices as deemed feasible. The Project is required to comply with the City's Construction and Demolition requirements during construction activities. The Project elements have been designed in a manner consistent with the Baylands Design Guidelines. The Project has been evaluated in the Environmental Impact Report for environmental impacts, and mitigations have been provided to reduce potentially significant impacts. Mitigation Measures in the areas of Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazardous Materials, Hydrology, Land Use, Noise, Public Services, Recreation, and Transportation and Circulation have been provided and are listed in DEIR provided as Attachment D.

The proposed project would have unavoidable significant impacts with regard to aesthetics (lighting), short-term air quality, and greenhouse gas emissions.

4. *The use will be in accord with the Palo Alto Comprehensive Plan, in that:*

The Project complies with the policies of the Land Use, Natural Environment, Transportation, and Community Services elements of the Comprehensive Plan as well as the Baylands Master Plan. The applicable Comprehensive Plan and Baylands Master Plan goals and policies are provided as Attachment C.

SECTION 4. SITE AND DESIGN APPROVALS GRANTED. Site and Design Approval is granted by the City Council under Palo Alto Municipal Code Section 18.30(G).070 for application 13PLN-00103, subject to the conditions of approval in Section 5 of the Record.

SECTION 5. DEIR Conditions of Approval.

Planning and Transportation Division

1. The plans submitted for Building Permit shall be in substantial conformance with plans received and date stamped **March 6, 2014**, except as modified to incorporate these conditions of approval.
2. All mitigation measures identified in the DEIR shall be incorporated into the project implementation.
3. The project is subject to meeting all the requirements of Palo Alto Municipal Code Chapter 18.44, the City's Green Building Ordinance.
4. 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 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 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.

Planning Arborist

5. Transplant or compensate for loss of Protected Trees by planting both on-site and off-site consistent with applicable tree protection regulations as listed in the Tree Technical Manual and Palo Alto Municipal Code (PAMC) Ch. 8.10 Tree

Preservation and Management Regulations.

Public Works Engineering

6. REGULATORY PERMITS: Obtain all necessary regulatory permits and approvals for working in the wetlands from Bay Conservation and Development Commission (BCDC), Regional Water Quality Control Board, US Army Corps of Engineers, U.S. Fish and Wildlife Service, etc.
7. OFFSITE IMPROVEMENTS: At the end of the project, Embarcadero Road at the frontage of the project may require repaving (2-inch grind and pave) due to the damage from the construction traffic. The condition of the pavement will be assessed at the end of the project. Furthermore, as part of this project, the applicant must replace the existing sidewalks, curbs, gutters or driveway approaches in the public right-of-way along the frontage(s) of the property that are broken, badly cracked, displaced, or non-standard per Public Works' latest standards and/or as instructed by the Public Works Inspector.
8. 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 Permit for Construction in the Public Right-of-Way ("Street Work Permit") from Public Works at the Development Center.
9. 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. Call City Public Works' arborist at 650-496-5953 to arrange a site visit so he can determine what street tree work will be required for this project. The site or tree plan must show street tree work that the arborist has determined including the tree species, size, location, staking and irrigation requirements. Any removal, relocation or planting of street trees; or excavation, trenching or pavement within 10 feet of street trees must be approved by the Public Works' arborist. 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 ("Street Tree Permit") from Public Works' Urban Forestry.

10. STORM WATER TREATMENT: This project must meet the latest State Regional Water Quality Control Board's (SRWQCB) C.3 provisions.
11. The applicant is required to satisfy all current storm water discharge regulations and shall provide calculations and documents to verify compliance.
12. All projects that are required to treat storm water will need to treat the permit-specified amount of storm water runoff with the following low impact development (LID) methods: rainwater harvesting and reuse, infiltration, evapotranspiration, or biotreatment. However, biotreatment (filtering storm water through vegetation and soils before discharging to the storm drain system) will be allowed only where harvesting and reuse, infiltration and evapotranspiration are infeasible at the project site. Complete the Infiltration/Harvesting and Use Feasibility Screening Worksheet (Santa Clara Valley Urban Runoff Pollution Prevention Program C.3 Stormwater Handbook - Appendix I). Vault-based treatment will not be allowed as a stand-alone treatment measure. Where storm water harvesting and reuse, infiltration, or evapotranspiration are infeasible, vault-based treatment measures may be used in series with biotreatment, for example, to remove trash or other large solids. Reference: Palo Alto Municipal Code Section 16.11.030(c) http://www.scvurppp-w2k.com/permit_c3_docs/c3_handbook_2012/Appendix_I-Feasibility_2012.pdf In order to qualify the project as a Special Project for LID treatment reduction credit, complete and submit the Special Projects Worksheet (Santa Clara Valley Urban Runoff Pollution Prevention Program C.3 Stormwater Handbook - Appendix J: Special Projects). Any Regulated Project that meets all the criteria for more than one Special Project Category may only use the LID treatment reduction credit allowed under one of the categories. http://www.scvurppp-w2k.com/permit_c3_docs/c3_handbook_2012/Appendix_J-Special_P

Utilities Engineering

13. The most recent plans submitted on March 6th, 2013 do not show any changes to the electrical utilities. If there are any changes to the load requirement or physical relocation of utilities infrastructure (including the

meter), the customer is required to contact CPAU and fill out a Utilities Service Application

Fire Department

14. Cart path design for emergency medical response recommended.

SECTION 6. 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 18.82.080.

PASSED:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

ATTEST:

APPROVED:

City Clerk

Director of Planning and
Community Environment

APPROVED AS TO FORM:

Senior Deputy City Attorney



City of Palo Alto

(ID # 3718)

Planning & Transportation Commission Staff Report

Report Type:

Meeting Date: 6/26/2013

Summary Title: Approval of Palo Alto Municipal Golf Course Site and Design Application

Title: Palo Alto Municipal Golf Course, 1875 Embarcadero Road [13PLN-00103]: Request by the City of Palo Alto Community Services Department for Site and Design Review of the Palo Alto Municipal Golf Course Renovation Project and Public Hearing for Review of the Project's Draft Environmental Impact Report. Zone District: PF(D).

From: Joe Teresi, Senior Engineer

Lead Department: Public Works

Recommendation

Staff recommends that the Planning and Transportation Commission (PTC) conduct a public hearing on the Draft Environmental Impact Report and recommend that the City Council approve the project based upon the findings and conditions in the Record of Land Use Action (Attachment A).

Background

Project Description

The Palo Alto Municipal Golf Course was constructed in the mid-1950s on approximately 170 acres of flat former salt marsh and bay fill. The course was designed by noted golf course architects William P. and William F. Bell of Pasadena, California. The 18-hole, par 72 course is a classic championship course that measures over 6,800 yards from the back tees. The course was constructed on a relatively flat site raised a few feet above the underlying, highly-saline salt marsh soils through the placement of imported fill material. The original clubhouse buildings were replaced with the current facilities in the mid 1970's. Major course renovations, including the rebuilding of selected fairways, tees, and greens, a new drainage system and lift station, and a new irrigation system and pump station, were completed in 1998.

The potential for Golf Course modifications originated with the SFCJPA's Bay-to-Highway 101 flood control project. The project, currently scheduled to start in April 2014, includes

construction of new earthen levees that will encroach onto the footprint of the Golf Course. The revised levee alignment will necessitate the reconfiguration of golf holes 4, 12, 13, 14, 15, 16 and 17 in order to maintain an 18-hole course. Community Services Department staff and the City Council identified the flood control project as an opportunity to reexamine the future of the Golf Course and to explore alternatives for providing supplemental City funding in order to undertake the renovation of the entire course. On July 23rd, 2012, Council formally adopted Golf Course Renovation "Plan G", which includes a full renovation of the Golf Course as well as the set-aside of 10.5 acres to be carved from the Golf Course footprint for future recreation uses. Implementation of "Plan G" will transform the Golf Course from a flat, park-like expanse of maintained turf grass to a blend of landforms, vegetation, and golf course furnishings that are compatible with the unique Baylands setting. On October 15, 2012, Council awarded a contract to golf course architect Forrest Richardson & Associates to complete the design of a renovated Golf Course based on "Plan G", prepare final bid documents (plans, specifications, and cost estimate) for the project, and prepare an environmental impact report for the proposed Golf Course modifications, including a conceptual analysis of the future recreation area.

Forrest Richardson has completed the preparation of the plans and related materials required for the Site and Design application. The site plan and related design documents included in the application package are consistent with the "Plan G" layout adopted by the Council. The Palo Alto Municipal Golf Course Renovation Project (Project) would reconfigure all 18 holes of the Golf Course, a portion of the driving range and practice facility, and replace a restroom facility. The reconfigured Golf Course would be designed with a Baylands theme that would incorporate or modify the existing low-lying areas into the Golf Course, reduce the area of managed turf, and introduce areas of native grassland and wetland habitat.

The Project design has been developed to achieve the following objectives:

- A golf course that provides enhanced wildlife habitat, improved wetland areas, and a more interesting course that offers challenges for the experienced player and that can also be enjoyed by the beginner, while reducing water and pesticide use and labor.
- Integration of the Golf Course into the Baylands theme.
- Mitigation for impacts on the Golf Course resulting from the SFCJPA's Flood Reduction Project.
- Improve Golf Course playing conditions – turf, drainage and irrigation.

The Project will reconfigure the entire Golf Course to an 18-hole, par 71, PGA-regulation course measuring 6,655 yards from the back tees. Following the designation of approximately 10.5 acres of the existing Golf Course for the future recreation facility and the loss of 7.4 acres to be incorporated into a widened San Francisquito Creek, the resultant area of the reconfigured Golf Course will be reduced to approximately 156 acres. The existing driving range will be expanded to the north by approximately 8,000 square feet to accommodate six new driving stations. A new Youth Golf Area including elements designed to attract young people to the game of golf

will be established along Embarcadero Road south of the existing driving range. The Project will include new 6.5-foot-wide concrete golf cart paths, compacted decomposed granite footpaths at the practice putting green area, and compacted gravel maintenance path connections between the concrete cart paths. The Project will also include a new 300 square foot restroom building located on the Golf Course. The Project does not include any modifications to the parking lot, clubhouse/restaurant/pro shop complex, or maintenance facility. The Site and Design application does not include any detailed design information for the future recreational uses to be sited in the southwest corner of the Golf Course. These improvements will be submitted for review at a future time when a specific type of recreational feature is selected and funding becomes available.

The Golf Course renovation will result in the following changes:

- Relocate 18 golf holes
- Construct 18 new greens on the course and two new greens in the practice areas
- Create a par 71 course
- Create a course with 6,545/6,091/5,374/4,588 yardages from each set of tees
- Reconstruct or construct all new bunkers
- Transform 66 irrigated acres to naturalized areas (non-managed turf)
- Reduce irrigated turf from 135 acres to 81 acres
- Create new practice green/short game area and Youth Golf Area
- Expand driving range tee area
- Replace entire irrigation system
- Complete temporary grading, drainage, and seeding for the future athletic fields

The Project will reduce the Golf Course managed turf area by 40 percent from 135 acres to 81 acres. New managed turf will include Creeping Bentgrass on the greens and salt-tolerant Paspalum (v. PE Platinum) at all other areas. During replacement, non-native plants and trees will be replaced with native grasses, and low-lying Baylands zones will be planted with indigenous halophyte plants (i.e., plants that survive in saline soil). The Golf Course will include three types of vegetated zones: managed turf area, non-turf native grass zones, and Baylands native zones. The Project will also include a dramatic increase in topographic variability throughout the course, including buffer mounds which will act as a visual and acoustical barrier between the Golf Course and the future recreation area. The buffer mounds will be 15 to 25 feet tall. Of the 711 trees on the existing Golf Course site, 123 trees will remain, and 588 will be removed. The loss of trees will be mitigated through a combination of new trees to be planted on the course as part of the Project and the planting of trees at a suitable off-site location that would benefit from an increased tree canopy. In accordance with the requirements of the City's Tree Technical Manual, the number of on-site and offsite trees to be planted will serve to replace the loss of tree canopy resulting from the tree removals within a period of ten years. 300 new native trees, including a variety of 15 gallon and 24 to 36 inch boxed sizes, will be planted across the site. The remaining number of trees required to achieve the mitigation goals will be planted off-site. The off-site trees will primarily consist of native oak seedlings and

acorn plantings at the Arastradero Preserve and elsewhere in the foothills. The off-site tree planting effort will be overseen by the City's Urban Forester and coordinated with Canopy and Acterra.

The Project will replace the existing Golf Course irrigation system with a new high-density polyethylene (HDPE) pipe system with limited metal components to eliminate corrosion and leaks. The sprinkler heads will be individually controlled and adjustable to provide full or part circle coverage. The Project will also include underground soil sensor units which will monitor soil moisture levels to prevent overwatering. Overall water usage for Golf Course irrigation is expected to be reduced by between 30 and 35 percent.

A new main entry sign is proposed along Embarcadero Road to replace the existing sign. The proposed sign conforms to the Baylands Design Guidelines by utilizing weathered wood sign supports, rusted metal fittings, and an overall low profile (11.6 ft. in width by 4.25 ft. in height) with muted colors. Primary lettering will be internally lighted within reverse pan channel letters that cast a low-light halo back onto the primary background.

One of the latest additions to the project design is a new Youth Golf Area along Embarcadero Road south of the existing driving range. Design of this area is being coordinated with local non-profit organization First Tee Silicon Valley (FTSV). Although this area is primarily intended to attract new young golfers, it will also accommodate other golfer groups, including seniors, men's and women's groups, and new player (lesson) groups. The area consists of three short holes measuring from 30 to 65 yards in length. At the far western end of this area will be a practice putting green with sand bunkers. Implementation of the Youth Golf Area will require a management plan jointly administered by the City and FTSV to ensure that the area is safely utilized and fits golf programs approved by the City.

It is anticipated that the Golf Course will be closed for approximately 12-15 months during construction, anticipated to begin in April 2014.

Site and Design Review

The Site and Design Review process, for major projects in areas within Palo Alto having the (D) zoning overlay, requires PTC, ARB, and City Council review. The PTC considers whether the project meets the Site and Design Review objectives set forth in Palo Alto Municipal Code (PAMC) Chapter 18.30(G).060. The PTC meeting minutes and recommendation are shared with the ARB, and eventually forwarded to the City Council. After the PTC public hearing, review and recommendation, the project would be forwarded to the ARB. The ARB is scheduled to conduct a public hearing on July 18, 2013 to consider the project. The ARB would be requested to make a recommendation based on the findings for architectural review in PAMC Section 18.76.020(d). The project, as recommended by the PTC and ARB, would then be scheduled for a public hearing before Council for final action.

The PTC is asked to review the proposed project, and recommend approval, or recommend

such changes as it may deem necessary to accomplish the following objectives:

- (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.

These Site and Design Review findings are included in the attached draft Record of Land Use Action (Attachment A) for PTC consideration.

Previous Review

Both the PTC and the Architectural Review Board (ARB) conducted Study Session reviews of the Golf Course Renovation Project in 2012 and 2013. In addition, the project has been reviewed on multiple occasions by the Golf Advisory Committee, Parks and Recreation Commission, Finance Committee, and the City Council.

The project received preliminary review by the ARB during a Study Session on December 20, 2012. Golf Course Architect Forrest Richardson presented an overview of the proposed Golf Course renovation project in order to solicit input from the Board members. During the meeting presentation, Mr. Richardson highlighted the project's key design concepts, including integration into the Baylands setting, reduction in the amount of managed turf and associated irrigation water demand, making the golf course more interesting and challenging for golfers through the design of the course layout and topography, and conformance with the Baylands Design Guidelines. The ARB was supportive of the project and the proposed design approach. Board members commented and asked questions regarding proposed perimeter fencing, colors and energy conservation strategies for the new restroom building, and project signage. The PTC received its initial briefing about the project at a February 13, 2013 Study Session. Commissioners commented and asked questions regarding the project's benefits to golf course drainage, benefits and challenges of using reclaimed water for turf irrigation (water conservation, increased soil salinity, etc.), efforts to encourage youth participation in golf, methods to increase the appeal of the golf course as compared to the existing course and surrounding competing golf courses, flood risk to the course and its users, and signage/branding for the renovated course. The staff report and minutes from the PTC Study Session of February 13, 2013 are attached to this report (Attachment B).

During the last week of March, staff submitted the project development drawings to the Golf Advisory Committee and the Parks and Recreation Commission in order to solicit their endorsement of the project prior to the start of the formal Site and Design review process. Both advisory bodies had reviewed the project on multiple prior occasions and provided

substantial input to the golf course architect as to what they would like to see incorporated into the project design. The Golf Advisory Committee and the Parks and Recreation Commission gave the project a positive review and endorsed the Site and Design application for submittal to the PTC and ARB.

Summary of Key Issues

Integration of the Golf Course into the Palo Alto Baylands

The existing Palo Alto Municipal Golf Course was constructed in 1956 with little regard for its setting in the Palo Alto Baylands. The levees along San Francisquito Creek were being raised to provide increased flood protection following the catastrophic Christmas 1955 flood. The adjacent low-lying marshland was filled with imported soil to “reclaim” the area for recreational purposes. The course was designed with a parkland theme, featuring vast expanses of turf and planted with a large number of non-native trees to provide visual interest and serve as a windbreak. The flat, low-lying topography of the course combined with the raised perimeter levees prevented any visual connectivity to the surrounding creek and Baylands.

Forrest Richardson’s proposed design for the renovation of the Golf Course, inspired by the visions presented in the Baylands Master Plan, is intended to reunite the course with its scenic and ecologically-rich setting. On the renovated course, large areas of managed turf will be replaced with low shrubs and grasses native to the Baylands environment. Although the number of trees will be reduced, the modified landscape will more closely resemble the vegetation types found in natural Baylands settings. Placement of a large amount of imported fill throughout the course will elevate the ground and provide vista points from which golfers will enjoy views of San Francisquito Creek, San Francisco Bay, and the surrounding coastal mountains. The golf course architect has carefully designed the course signage and furnishings to further celebrate the Baylands theme. The proposed branding of the renovated course, Baylands Golf Links – Palo Alto, was developed to attract golfers to the unique setting of the venue.

Reduction of Irrigation Water Demand

Although the existing Palo Alto Municipal Golf Course is partially irrigated with reclaimed water effluent from the nearby Regional Water Quality Control Plant, the amount of irrigation water required to maintain the course is higher than an ideal amount. Irrigation demand is increased by the large area of managed turf throughout the course at the fringes of the fairways and between the golf holes. Reclaimed water cannot be used to satisfy the full irrigation demand because it has much higher salts content than potable water. As a result, the course requires the use of a blend of potable and reclaimed water (rather than 100% reclaimed water) because of the type of non-salt-tolerant grass planted on the course and the high saline content of the near-surface soils underlying the course.

Overall water usage at the renovated Golf Course is expected to decrease by 30-35%, and potable water usage is expected to drop by even more due to a number of factors. The fairways will be planted with salt-tolerant Paspalum turf, which can tolerate a much higher percentage of reclaimed water (due to their intensive usage and to satisfy aesthetic and playability constraints, the new course greens will be planted with Creeping Bentgrass, which requires potable irrigation water). The area of managed turf will be reduced by 40% on the new course, with fringe areas planted with native grasses and shrubs that have a much lower irrigation demand. In addition, innovations in irrigation system technology, such as ground moisture sensors and individually-controlled sprinkler heads, will help the golf course maintenance staff to avoid overwatering the turf.

Policy Implications

The Golf Course Renovation Project is consistent with the Comprehensive Plan programs and policies, the Baylands Master Plan, and the Baylands Design Guidelines. An extensive list of the applicable policies and programs is included in this report as Attachment C.

Timeline

The Golf Course Renovation Project is subject to the Site and Design review process. The tentative meeting schedule for the review process is as follows:

Planning and Transportation Commission	June 26, 2013
Architectural Review Board	July 18, 2013
City Council	Late Fall 2013 (following circulation of the project environmental review document)

Environmental Review

The Golf Course Renovation Project is subject to the California Environmental Quality Act (CEQA). A Draft Environmental Impact Report (DEIR) has been prepared to evaluate the proposed potential impacts of the project and to identify the appropriate mitigation measures, with the City acting as the lead agency (Attachment D). The DEIR was released for public review for a period of 45 days beginning on June 3, 2013 and ending on July 19, 2013. The June 26, 2013 PTC meeting is serving as the public hearing customarily held during the public comment period for the DEIR. Comments on the DEIR made by PTC Commissioners and members of the public during the public hearing will be entered into the official administrative record for the Project. The final EIR will be modified as appropriate to address the comments made during the comment period, and the comments will be listed along with the City's official responses in the final document. The City Council will be asked to certify the final EIR in late Fall 2013, along with approval of the Site and Design application.

The Project impacts are summarized in Table ES-1 of the DEIR. For potentially significant impacts, mitigation measures are identified where feasible to reduce the impact on the environmental resources to a less-than-significant level. Chapter 3 (Setting, Impacts, and Mitigation Measures) contains a detailed discussion of Project impacts and detailed description of the proposed mitigation measures. Significant and Unavoidable Impacts related to the following topics would remain significant despite the implementation of mitigation.

- **Aesthetics.** The Athletic Center would create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area during Project operation.
- **Air Quality.** The Project would violate an air quality standard or contribute substantially to an existing or projected air quality violation during Project construction. The Project would result in a short-term increase in particulate matter (PM), which consists of PM that measures 10 microns in diameter or less (PM10) and PM that measures 2.5 microns in diameter or less (PM2.5) and diesel particulate matter (DPM) due to grading and construction during Project construction.
- **Greenhouse Gas Emissions.** The Project would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment during Project operation. The Project would conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases during Project operation. The greenhouse gas impacts of the Project are largely attributable to increased vehicle trips that would be generated by the enhanced golf course and the addition of new recreational facilities at the expanded Baylands Athletic Center.

Although CEQA criteria does not define the level of significance for the impact of climate change, the DEIR does contain a qualitative discussion of climate change. The Project site would be subject to increased flood risk due to future sea level rise resulting from projected climate change. Any new structures (e.g. golf course restroom, gymnasium) would be elevated above the current Base Flood Elevation, and the renovated golf course will be elevated 3 to 25 feet through the placement of imported fill. The Project site will have increased flood protection as a result of the San Francisquito Creek Joint Powers Authority's (JPA) flood reduction project slated to begin in 2014.

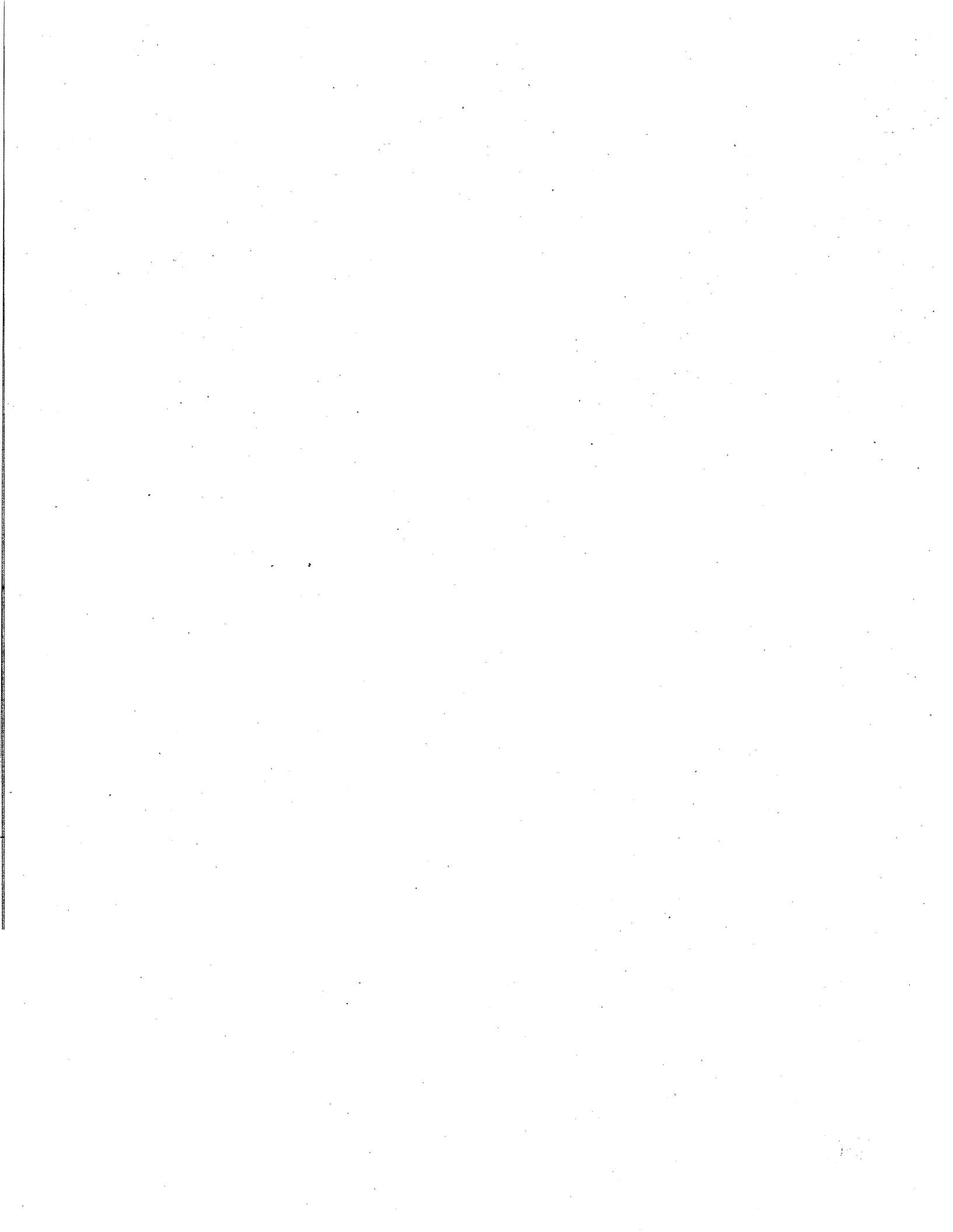
Courtesy Copies

Golf Advisory Committee

Len Materman, SFCJPA

Attachments:

- Attachment A: Draft Record of Land Use Action (PDF)
- Attachment B: P&TC Minutes, February 13, 2013 (PDF)
- Attachment C: Comprehensive Policies & Programs (PDF)
- Attachment D: Draft Environmental Impact Report (Commission only) (PDF)
- Attachment E: Palo Alto Municipal Golf Course Reconfiguration Site and Design Plans (Commission only) (PDF)



ATTACHMENT A
APPROVAL NO. 20013-XX
RECORD OF THE COUNCIL OF THE CITY OF PALO ALTO LAND USE ACTION
FOR 1875 EMBARCADERO ROAD (PALO ALTO MUNICIPAL GOLF COURSE):
ENVIRONMENTAL IMPACT REPORT AND SITE AND DESIGN REVIEW
APPLICATION [FILE NO.13PLN-00103]
(CITY OF PALO ALTO COMMUNITY SERVICES DEPARTMENT, APPLICANT)

On _____, 2013, the City Council approved Environmental Impact Report (EIR) and Site and Design Review application for the Golf Course Reconfiguration and Baylands Athletic Center Expansion Project on a 176 acre site located in the PF(D) (Public Facilities) zone district.

SECTION 1. Background. The City Council of the City of Palo Alto ("City Council") finds, determines, and declares as follows:

A. On March 6, 2013, the City of Palo Alto Community Services Department applied for a Site and Design Review application for a new 18 hole regulation Golf Course with a par of 71 to replace the existing 18 hole Palo Alto Municipal Golf Course in the PF(D) Public Facility with Site and Design Overlay zone district ("the Project"). The Project includes the replacement of a portion of the existing driving range and practice facility, and a the construction of a new restroom facility.

B. The scope of the EIR includes the new golf course project and the potential future expansion of the Baylands Athletic Center which would include a maximum of five full-size athletic playing fields and a 24,100 square foot gymnasium with additional parking and lighting.

C. Following staff review, the Planning and Transportation Commission (Commission) reviewed and recommended [REDACTED] of the Project on June 26, 2013.

D. Following Commission review, the Architectural Review Board (ARB) reviewed and recommended [REDACTED] of the Project on July 18, 2013.

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). An Environmental Impact Report (EIR) was prepared to evaluate the potential project impacts and identify appropriate mitigation measures. The Draft EIR (DEIR) was available for public review on June 3, 2013 through July 17, 2013.

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, in that:*

City standards and regulations will help to ensure that the use, or operation, of the Palo Alto Municipal Golf Course will be conducted in a manner that is compatible with the existing uses located in the immediate area. During construction, it is expected that there will be temporary impacts to the area in terms of construction-related noise, dust/debris and traffic. These impacts will be offset by applicable City construction standards, such as restrictions on hours of construction, the City's noise ordinance, and the mitigation measures found in the attached DEIR (Attachment D). The proposed golf course renovation will be consistent with the existing functions of the park uses at the adjacent Baylands Athletic Center. The Project will not adversely affect the operation of the Palo Alto Airport or other adjacent land uses.

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, in that:*

The Project site is located in the Public Facilities (PF) zone district and will be reconfiguring an existing public facility/golf course with a new public facility/golf course. The Project will maintain desirability of investment in the same and adjacent areas in that the proposed goals and design are consistent with the existing Baylands environment, and the construction of all improvements will be governed by the regulations of the current Zoning Ordinance, the Uniform Building Code, and other applicable codes to assure safety and a high quality of development.

3. *Sound principles of environmental design and ecological balance are observed in the Project, in that:*

The Project will implement appropriate sustainable building practices as deemed feasible. The Project is required to comply with the City's Construction and Demolition requirements during construction activities. The Project elements have been designed in a manner consistent with the Baylands Design Guidelines. The Project has been evaluated in the Environmental Impact Report for environmental impacts, and mitigations have been provided to reduce potentially significant impacts. Mitigation Measures in the areas of Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazardous Materials, Hydrology, Land Use, Noise, Public Services, Recreation, and Transportation and Circulation have been provided and are listed in DEIR provided as Attachment D.

The proposed project would have unavoidable significant impacts with regard to aesthetics (lighting), short-term air quality, and greenhouse gas emissions.

4. The use will be in accord with the Palo Alto Comprehensive Plan, in that:

The Project complies with the policies of the Land Use, Natural Environment, Transportation, and Community Services elements of the Comprehensive Plan as well as the Baylands Master Plan. The applicable Comprehensive Plan and Baylands Master Plan goals and policies are provided as Attachment C.

SECTION 4. SITE AND DESIGN APPROVALS GRANTED. Site and Design Approval is granted by the City Council under Palo Alto Municipal Code Section 18.30(G).070 for application 13PLN-00103, subject to the conditions of approval in Section 5 of the Record.

SECTION 5. [REDACTED] Conditions of Approval.

Planning and Transportation Division

1. The plans submitted for Building Permit shall be in substantial conformance with plans received and date stamped [REDACTED], except as modified to incorporate these conditions of approval.
2. All mitigation measures identified in the DEIR shall be incorporated into the project implementation.
3. The project is subject to meeting all the requirements of Palo Alto Municipal Code Chapter 18.44, the City's Green Building Ordinance.
4. 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 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 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.

Planning Arborist

5. Transplant or compensate for loss of Protected Trees by planting both on-site and off-site consistent with applicable tree protection regulations as listed in the Tree Technical Manual and Palo Alto Municipal Code (PAMC) Ch. 8.10 Tree

Preservation and Management Regulations.

Public Works Engineering

6. REGULATORY PERMITS: Obtain all necessary regulatory permits and approvals for working in the wetlands from Bay Conservation and Development Commission (BCDC), Regional Water Quality Control Board, US Army Corps of Engineers, U.S. Fish and Wildlife Service, etc.
7. OFFSITE IMPROVEMENTS: At the end of the project, Embarcadero Road at the frontage of the project may require repaving (2-inch grind and pave) due to the damage from the construction traffic. The condition of the pavement will be assessed at the end of the project. Furthermore, as part of this project, the applicant must replace the existing sidewalks, curbs, gutters or driveway approaches in the public right-of-way along the frontage(s) of the property that are broken, badly cracked, displaced, or non-standard per Public Works' latest standards and/or as instructed by the Public Works Inspector.
8. 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 Permit for Construction in the Public Right-of-Way ("Street Work Permit") from Public Works at the Development Center.
9. 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. Call City Public Works' arborist at 650-496-5953 to arrange a site visit so he can determine what street tree work will be required for this project. The site or tree plan must show street tree work that the arborist has determined including the tree species, size, location, staking and irrigation requirements. Any removal, relocation or planting of street trees; or excavation, trenching or pavement within 10 feet of street trees must be approved by the Public Works' arborist. 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 ("Street Tree Permit") from Public Works' Urban Forestry.

10. STORM WATER TREATMENT: This project must meet the latest State Regional Water Quality Control Board's (SRWQCB) C.3 provisions.
11. The applicant is required to satisfy all current storm water discharge regulations and shall provide calculations and documents to verify compliance.
12. All projects that are required to treat storm water will need to treat the permit-specified amount of storm water runoff with the following low impact development (LID) methods: rainwater harvesting and reuse, infiltration, evapotranspiration, or biotreatment. However, biotreatment (filtering storm water through vegetation and soils before discharging to the storm drain system) will be allowed only where harvesting and reuse, infiltration and evapotranspiration are infeasible at the project site. Complete the Infiltration/Harvesting and Use Feasibility Screening Worksheet (Santa Clara Valley Urban Runoff Pollution Prevention Program C.3 Stormwater Handbook - Appendix I). Vault-based treatment will not be allowed as a stand-alone treatment measure. Where storm water harvesting and reuse, infiltration, or evapotranspiration are infeasible, vault-based treatment measures may be used in series with biotreatment, for example, to remove trash or other large solids. Reference: Palo Alto Municipal Code Section 16.11.030(c) http://www.scvurppp-w2k.com/permit_c3_docs/c3_handbook_2012/Appendix_I-Feasibility_2012.pdf In order to qualify the project as a Special Project for LID treatment reduction credit, complete and submit the Special Projects Worksheet (Santa Clara Valley Urban Runoff Pollution Prevention Program C.3 Stormwater Handbook - Appendix J: Special Projects). Any Regulated Project that meets all the criteria for more than one Special Project Category may only use the LID treatment reduction credit allowed under one of the categories. http://www.scvurppp-w2k.com/permit_c3_docs/c3_handbook_2012/Appendix_J-Special_P

Utilities Engineering

13. The most recent plans submitted on March 6th, 2013 do not show any changes to the electrical utilities. If there are any changes to the load requirement or physical relocation of utilities infrastructure (including the

meter), the customer is required to contact CPAU and fill out a Utilities Service Application

Fire Department

14. Cart path design for emergency medical response recommended.

SECTION 6. 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 18.82.080.

PASSED:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

ATTEST:

APPROVED:

City Clerk

Director of Planning and
Community Environment

APPROVED AS TO FORM:

Senior Deputy City Attorney

1
2
3 **Planning and Transportation Commission**
4 **Verbatim Minutes**
5 **February 13, 2013**

6 **EXCERPT**

7
8
9 **1875 Embarcadero Road (Palo Alto Golf Course)** : Community Scoping meeting
10 regarding the scope and content of the Draft EIR's environmental analysis for the Palo
11 Alto Municipal Golf Course Renovation and Baylands Athletic Center Expansion
12 Project. Request for Study Session review of preliminary plans for the golf course
13 renovation. Zone District: PF(D).
14

15 Chair Martinez: And we'll go right into our first agenda item which is a let me get it right, an
16 Environmental Impact Report (EIR) scoping session and study session for the Palo Alto Golf
17 Course. And we will begin with a staff report. Excuse me, before you start, members of the
18 public that care to speak on this item you can submit speaker cards. Thank you.
19

20 Aaron Aknin, Assistant Director: And Chair before we go into this can, you may want to
21 mention that Item Number 1, which was the public hearing that was initially set to a date certain,
22 which was tonight, has been continued at staff's request to the 27th. We'll be sending out notices
23 to the neighborhood about that, but since it's on the agenda tonight it might be... I'm sorry now
24 March 5th not February 27th.
25

26 Chair Martinez: So noted. Thank you. Ok let's begin with our first item tonight. Staff report.
27

28 Mr. Aknin: Thank you and good evening honorable Chair and Planning Commission. Tonight
29 we have basically two items within this one item. Initially we were thinking of having them on
30 separate nights. We thought it would be best for the Commission to both get an overview of the
31 Master Plan for the Palo Alto Golf Course as well as have the EIR scoping session on the same
32 night so the public could have some background about what is being proposed in order to
33 formulate their comments on what should be in review from an environmental standpoint. So at
34 this point I will turn it over to Rob De Geus as well as Joe Teresi to give their presentation.
35

36 Joe Teresi, Senior Engineer, Public Works: Thank you and good evening. I'm Joe Teresi a
37 Senior Engineer with the City's Public Works Department and I'm the Project Manager for this
38 project. And at this point I would like to just introduce some of the other staff members and
39 consultants who are here to assist us with this item. On my left is Rob De Geus from
40 Community Services. Also in the audience is Joe Vallaire from the Golf Course and then we
41 also have our consultants here this evening; Forrest Richardson is the Golf Course Architect and
42 Shilpa Trisal is the Environmental Consultant. And they'll be both going to be making parts of
43 the presentation.
44

45 Again as Aaron mentioned the purpose tonight is twofold. One it's the scoping meeting for the
46 Environmental Impact Report so we're seeking input from both from the Commission and the
47 members of the public on what issues and items should be covered in the Environmental Impact
48 Report that we're about to start. And then secondly even though this project has been reviewed

1 several times by various bodies like the Council, the Finance Committee, the Parks and Rec
2 Commission, the Golf Course Committee, and the Architectural Review Board (ARB), you
3 haven't had a chance to see it yet. So this is an opportunity for us to introduce the project to you.
4 It will be returning to you in several months as part of a formal site and design application, but
5 we wanted to present it tonight so you could become acquainted with it. So at this point I'm
6 going to introduce Forrest Richardson our Golf Course Architect to give you an overview of the
7 project.

8
9 Forrest Richardson, Forrest Richardson and Associates: Good evening Commissioners. Thank
10 you for having me here so that we can get into your questions I'm just going to go through a very
11 brief overview of the project to show you some of the hallmarks of it. This project is really all
12 about transforming the existing golf course in Palo Alto to one of a Baylands theme. We spent a
13 lot of time with your staff working and understanding the approved Baylands Master Plan and so
14 virtually everything we're doing is aimed at that. And Joe, tell me what I'm doing here to get
15 this to go forward? Sorry. There we go. How do I go back? Yeah. You want to do it? Just go
16 back to the first slide. Sorry, second slide.

17
18 So real quickly this is the existing golf course boundary, the red line that you have there. It's
19 171 acres. Next. That is the existing golf course. It's largely what we call a parkland golf
20 course currently. Wall to wall turf and was built in the early 1950's. It's changed a lot but the
21 turf footprint and the parkland setting really hasn't changed. So it really the way we describe it
22 as golf course architects it's kind of like an island within the Baylands environment. Next.

23
24 The project goals were very clear. Reconfigure the golf course to accommodate the necessary
25 flood control with the Joint Powers Authority (JPA). Reinforce a sense of place to the completed
26 facility. Celebrate the Baylands environment. Restore the golf asset as a point of pride for the
27 community. Conserve resources by transforming the fully turfed course to one with more
28 naturalized areas that are in harmony with the Baylands. And then promote Palo Alto by
29 establishing a must play golf experience for the residents as well as bringing people into the City.

30
31 I won't go over each of these individually, but the hallmarks of the project it's basically
32 rebuilding the golf course; so all of the features, the landscape, all of the areas of the golf course
33 will be fully replaced. And I'll get to some of the highlights of that as we look at the plan. The
34 green line on this represents the project boundaries of the golf course. So it's 142 acres of the
35 171. It does not include the clubhouse; it doesn't include the parking area, the entryway, or the
36 maintenance facility. It's just the golf course portions itself.

37
38 This document gives you a little bit of idea of what's being carved out of the golf course which
39 was direction from your Council to create an athletic field area, sports area. That is represented
40 by the orange. The yellow happens to be buffer mounding that was a very strong public request
41 that would separate the athletic field area from the golf course. And the red line represents a
42 stockpile area which is not only for the benefit of importing soil to the golf course but also would
43 serve the JPA and the creek realignment of San Francisquito Creek. The purple area, which is on
44 this plan, the, I think if you go back one... the purple area there, that is just showing you the area
45 that is being removed from the golf course for realignment of the creek.

46
47 This is the plan in July of last year that was adopted by your Council affectionately known as
48 Plan G of seven different plans that were created. This is just showing you the turf acreage.
49 Currently 135 acres of turf on the parkland golf course. The new acreage would be 81.3, a forty

1 percent reduction. The next slide will show you the naturalized areas of the course. The tan
2 color are native; what we call Baylands themed native areas. The kind of bluish color are
3 lowland areas. They're not really water, but they would be prone to halophyte type plants, the
4 salt tolerant plants. The cart paths and buildings have a 4.5 percent coverage to the site. Just to
5 give you an idea of the impact of that. And this is the grading plan that's currently in progress
6 which shows the importation of soil onto the site.

7
8 This is just giving you an idea of some of the landscape theme for the site. So the idea is to
9 transform the parkland setting to more of a Baylands compatible landscape. We will be retaining
10 and preserving some of the trees onsite such as the Stone Pines and some of the landmark
11 Eucalyptus, but not the ones that are in poor health or dying condition. On the left side here are
12 the native grasses for the upland areas and on the right are the salt tolerant plants for the lowland
13 areas just to give you an idea of the look that would be expressed in the finished landscape.

14
15 These are conceptual plans that have gone through your Golf Advisory Committee and the Parks
16 and other public meetings that just show the look and feel of the completed course. This is just a
17 document to show you some of the irrigation water saving measures that will be installed. Won't
18 get into detail on it, but the idea is to remove much of the reliance on water for the site;
19 somewhere between 30 and 40 percent. The restroom building that will be relocated goes here in
20 this area up toward the West along the relocated creek. These are some of the plans that are
21 currently in progress for that building. And this is just showing you the earthwork. There's a net
22 increase to the site of about 340,000 cubic yards of material.

23
24 I'm now going to turn it over to Shilpa from ICF International to talk to you about the scoping
25 and cover the sequence of how that process will unfold. Shilpa?

26
27 Shilpa Trisal, ICF International: Thank you. Thank you for having us here. My name is Shilpa
28 Trisal. I'm with ICF International the California Environmental Quality Act (CEQA) consultant
29 on this project. On January 22nd we released the Notice of Preparation for an Environmental
30 Impact Report announcing that we're starting the CEQA process. And it's a 30 day scoping
31 process which will end on February 21st during which time we will be seeking comments from
32 the public and public agencies on what should be included in the EIR, what issues to be
33 examined, etcetera. Today's meeting here also serves as the scoping meeting for the EIR.

34
35 The purpose of scoping in general as I explained is to get comments and input from the
36 Commission today and members of the general public and any agencies on what should be
37 examined in the EIR and to resolve any early issues as early as possible and also get a sense of
38 what should be the range of alternatives to be examined in the EIR and then examine potential
39 issues and strategies to deal with various issues that are raised here today.

40
41 The EIR will examine a broad range of resource areas. These are included in the Appendix G of
42 the CEQA guidelines. These are recommended by Office of Planning and Research (OPR) to be
43 examined in environmental documents. These range from aesthetics which includes lighting
44 analysis, scenic resource analysis, air quality, biological resources, cultural resources to
45 hazardous materials, noise, construction noise, transportation, any change construction traffic,
46 etcetera. Also in addition we will be looking at alternatives; looking at cumulative impacts,
47 growth inducing impacts, and all other required sections within the EIR.

1 Regarding public outreach the project team here has over the last one year held several meetings
2 with the public and various commissions. They've been engaged in seeking feedback on the golf
3 course plan and the Plan G that was presented by Forrest today is a result of that communication
4 and feedback. And we as a project team hopes to come back to the Commission during the draft
5 EIR stage and have a site review and also meet with other departments and commissions and the
6 City Council and this will be an ongoing process and we hope to have a project that meets, that
7 includes all the feedback that we get.

8
9 The EIR process we expect will be a 12 month process. We initiated the EIR last month. So this
10 will be a 10 to 12 month process. In the next couple of months we will be preparing the
11 administrative draft EIR with the City's input and then we hope that in the summer we will be
12 releasing the public draft for public comment. And through fall we'll be responding to any
13 public comments and then certification at the end of the year. And at that point we'll be back in
14 front of you. And thank you very much for your time today.

15
16 Mr. Teresi: That concludes our presentation. We're here to answer any questions that you might
17 have.

18
19 Chair Martinez: Ok. I'd like to open the public hearing and ask if there are any members of the
20 golf community that care to speak on the project. I see none. Oh, I'm sorry. Well, I'm glad I
21 asked. Thank you very much. You'll have three minutes.

22
23 Emily Renzel: Well thank you. I'm Emily Renzel, 1056 Forest Avenue, and I admit to have
24 coming a bit unprepared. But I'm very concerned about the proposed gymnasium that is
25 suggested for this athletic center addition. New fields when they're not in use at least provide
26 some semblance of habitat. A gymnasium will not. It will also be an increased urbanization
27 which is contrary to our Baylands Master Plan of no further urban intrusion. Part of this athletic
28 center expansion is very close to the creek and as a result will be an area that has a higher
29 habitat, potential habitat value than further toward Embarcadero Road for example.

30
31 I'm also very concerned about increased night lighting out there in the Baylands. I would
32 consider that a serious urban intrusion. I think the general thrust of changing the golf course to
33 being more water tolerant, salt tolerant, and Baylands habitat is a good one, but I think it may be
34 countermanded by some of these urban intrusions. I don't know how many parking spaces, but it
35 seemed like there was a huge amount of additional parking proposed, which is paving. And I'm
36 not sure where that goes. There is an acre of land on the, where Palo Alto Sanitation Company
37 (PASCO) used to be located, that is part of the Baylands Athletic Center. And I don't know if
38 that's proposed to be used as part of this project, but certainly before going and putting
39 something urban close to the creek it would make more sense to put it in that acre site that is
40 right next to an industrial area. And that may be where some of this proposed parking is going, I
41 don't know, but the trend seems to be going in a very bad direction from preserving Baylands
42 habitat in general. And I think to the extent that this project can avoid those kinds of impacts it
43 would be desirable. Thank you.

44
45 Chair Martinez: And thank you too.

46
47 Vice-Chair Michael: So the next speaker is Trish Mulvey. You'll have three minutes.

1 Trish Mulvey: Thank you and I'd like to thank Ms. Renzel. She introduced the concerns I share
2 particularly about the lighting and the habitat value in the area of the athletic fields. Currently
3 the edges of the golf course have become quite useful habitat to a number of small creatures
4 particularly the native grey fox and I want to make sure that those needs are understood and to
5 the extent impacts can be mitigated. I particularly share the concerns about the night lighting
6 aspects at the athletic fields.

7
8 The other comment I have is very different and that's about bicycle access to the athletic fields.
9 Between the work that's going on now with Facebook and the Mid-Peninsula Regional Open
10 Space District to complete the Bay Trail basically through Menlo Park to Mountain View as well
11 as the East Palo Alto plan for a bicycle and pedestrian overcrossing that will terminate on Clark
12 Avenue in East Palo Alto. I'm particularly interested in making sure that we are accommodating
13 and acknowledging the impacts of an awful lot more opportunity for bicycle access to the
14 athletic area as well as to the golf course and as I say on beyond in both directions. I'd like to
15 make sure that there's clear identification of the connection between this site and the JPA project
16 at the Palo Alto Pump Station and that there's consideration of making sure we have adequate
17 bicycle parking as well as safety features. So thank you for your attention.

18
19 Chair Martinez: And thank you.

20
21 Vice-Chair Michael: Next speaker is Shani Kleinhaus.

22
23 Shani Kleinhaus: Good evening. I'm Shani Kleinhaus with Santa Clara Valley Audubon
24 Society, also a resident of Palo Alto. I'm here to ask that alternatives would be considered that
25 have been perhaps eliminated already but should be part of the CEQA analysis that you would
26 have maybe fewer athletic fields, maybe no gymnasium, and maybe more nature. So those types
27 of alternatives could have less, could be feasible and could have less of an impact on the
28 environment and should be included in the EIR. At the heart of the EIR is really the alternative
29 analysis. It seems like the City has done a lot of it pre EIR, but that doesn't mean that it should
30 not be part of the EIR as well. Thank you.

31
32 Chair Martinez: And thank you. We'll leave the public hearing open and we'll go to members of
33 the Commission for questions. Let's start with the Vice-Chair since he's our resident golfer.

34
35 Vice-Chair Michael: Your resident "duffer" I think is more accurate. So I think this is an
36 interesting project. Obviously there's been significant community outreach and visibility to the
37 Council and other boards and commissions. And I appreciate it coming to the Planning
38 Commission for our role in the process.

39
40 As a golfer and not so much as a Commissioner I wonder if the period of construction and the
41 disruption of play and habits of your patrons, the golfers who play the course, is going to create a
42 challenge to bring them back when it's done? And I think probably the significance of this is
43 twofold. Probably in terms of planning and budgeting and forecasting I would be cautious or
44 conservative in terms of the extent of play you'd get when you reopen, particularly if the course
45 is going from a course which is parkland but relatively flat, not a lot of out of bounds, not
46 particularly challenging to really skilled golfers, so your base of play is probably a group that
47 doesn't include a lot of low handicap golfers who maybe don't think of Palo Alto muni or the
48 new Baylands Golf Club to be as a place they'd like to spend their time and money. So
49 importance of marketing, but also being cautious in the forecasting.

1
2 One of the things that's probably down in sort of the weeds in terms of the design is as you move
3 to a more challenging golf course but you have golfers of sort of more normal abilities currently
4 playing probably very important to have the maximum amount of multiple tee boxes from
5 championship to forward tees and everything in between. I know that there's a course that I've
6 experienced in the Palm Springs area which is SilverRock that has five tee boxes and it's really
7 fabulous to have that level of choice involved so that you can be at any level you can have a
8 great experience. And so I don't know if this is in the design, but I would really maximize and
9 optimize the multiple tee box kind of idea so you can appeal to all levels.

10
11 And then there are a number of current Planning Commission Members who served on the
12 Infrastructure Blue Ribbon Commission (IBRC) and as part of that we looked at a number of
13 infrastructure issues in the City including the Municipal Services Center (MSC). And we
14 engaged in a little sort of speculative thinking; what if things were changed in the City relative to
15 the facilities that currently at the MSC or in that area and with respect to the Baylands Master
16 Plan which is very important and obviously takes precedence over a lot of these things. I
17 wondered if it might be feasible not as part of this current project, but maybe a future possibility
18 to think about some sort of a hotel conference facility that would be conveniently nearby the
19 course that would attract players that would be interested in the beauty of the Baylands, the
20 amenities of the golf course, and so forth. I last year had a chance to visit Alabama and there's a
21 state project there the Robert Trent Jones Golf Trail and they partnered with a hotel, I think
22 Marriot Hotel, to have facilities at each of these Robert Trent Jones courses. And they use that to
23 stimulate a lot of visitors and play to Alabama that wasn't otherwise happening. So just as a
24 golfer I would make some suggestions about things to think about.

25
26 Chair Martinez: Yes?

27
28 Mr. Richardson: Honorable Commissioner "Duffer." Regarding the multiple tees, well first of
29 all as someone who has to come here and visit your lovely City I support more hotels, especially
30 ones that are under a couple hundred dollars a night. But as far as the multiple tee boxes we've
31 spent a lot of time with the Golf Advisory Committee. I serve on a number of national
32 committees that addresses the very concern that you brought up. And to put it in perspective
33 your course now is about 5,000 yards at the forward tees. And we will be able to accommodate
34 just below 4,000 yards. And it's very important to us because it obviously needs to cater to as
35 you say a variety of skill levels.

36
37 Chair Martinez: I have kind of a related, I don't think I would call it a follow up, but yeah, let me
38 call it a follow up. In the analysis that the Vice-Chair referred to of the profitability or the break-
39 even point, does it take into account the current usage and by raising the fees what number of
40 people will be priced out of the market? I know there are low income people from East Palo
41 Alto and retired folks that use the golf course. Is that factored in? And as kind of a follow up to
42 my follow up, is it something that the EIR can take into account?

43
44 Rob De Geus, Recreation Services Manager, CSD: Rob De Geus, Recreation Services Manager.
45 I can start a response to this. I'm not sure if it's included in an EIR analysis. I know that it was
46 included in our staff analysis. As we considered the different golf course design options. I think
47 we started out with seven from very sort of simple reconfiguration to sort of more complicated
48 and ambitious, which is what Council ultimately wanted to do. As part of that work we also
49 retained the National Golf Foundation (NGF) that does financial analysis on pro formas and how

1 a golf course is likely to perform given the new features and how it competes with Shore Line
2 and our other competitive golf courses in the neighboring area. And so they took a very close
3 look at that and did ten year projections and in terms of the pricing they anticipate that we can,
4 and not that we will, but we can increase fees probably 15 percent above where they are today
5 given the improved golf course product. So that's exciting for us to hear because as we look at
6 the trend of golf play over the last 10 years it's been on a steady decline every year and so we do
7 need to change it up a little bit to capture more play.

8
9 Chair Martinez: And to the second part of my question about?

10
11 Mr. De Geus: Who gets priced out of the market? That question?

12
13 Chair Martinez: Well, is there kind of a connection to the EIR that can be part of our scoping.

14
15 Cara Silver, Sr. Assistant City Attorney: Chair Martinez I'll take a crack at that and then perhaps
16 the EIR consultant can tag on. I think in terms of a change in the use of the golf course that
17 could have an environmental impact in the area of traffic and greenhouse gas emissions. It
18 probably will not have an impact on the traffic analysis because we typically look at peak hour
19 and golf course usage typically doesn't occur in peak hour. However, it could have an impact in
20 vehicle miles traveled if the current usage is more of a local based and it's expanding to more of
21 a regional facility I think that would be an appropriate area to look at in the EIR and it's good
22 that you brought the point up in this scoping session. This is exactly the type of feedback we're
23 looking for.

24
25 Chair Martinez: But no socioeconomic impact is being considered, is that correct?

26
27 Ms. Silver: Oh, in terms of social impacts and economic impacts those typically are not looked at
28 in the EIR except if those impacts will result in a physical impact such as blight or something
29 like that. And we wouldn't anticipate that type of analysis here.

30
31 Chair Martinez: Did you care to add something?

32
33 Ms. Trisal: No, that's exactly what it is. That unless we have a physical impact EIR/CEQA does
34 not consider economic impacts.

35
36 Chair Martinez: Commissioner Keller. Before you begin I apologize I should've acknowledged
37 that Commissioner Tanaka arrived shortly after we began on this.

38
39 Commissioner Keller: Yes. Just for the record perhaps Forrest Richardson who spoke earlier
40 could identify himself?

41
42 Mr. Richardson: I'm sorry, yes. Forrest Richardson, American Society of Golf Course
43 Architects, Forrest Richardson and Associates. Thank you.

44
45 Chair Martinez: And for that matter, our Senior Assistant City Attorney did not acknowledge
46 herself.

47
48 Ms. Silver: Guilty as charged. Cara Silver, Senior Assistant City Attorney.
49

1 Commissioner Keller: So my first question is I guess a very high level scoping question. And
2 that is will the EIR include the playing field changes or proposed changes or options there or
3 only include the golf course and its proposed changes or alternative changes?
4

5 Ms. Trisal: The EIR will consider the Baylands Athletic Center expansion, which includes five;
6 right now the plan includes five new athletic fields and a new gymnasium. And we're open to
7 considering as part of the scoping any other alternatives that come out.
8

9 Commissioner Keller: Thank you. So that's very helpful for us to know that suggestions on what
10 might be in terms of playing fields or gymnasiums or placement is within scope. Thank you.
11

12 So here's some things, some questions and things that I'd like considered in the EIR. The first is
13 consider impact of playing field noise on golf course play. And whether the lowlands area of the
14 golf course are potentially become classified as wetlands. And if they are potentially classified
15 as wetlands under the federal definition then what restrictions does that entail for the golf course
16 and for the City of Palo Alto? Is there a potential for creek and bay flooding? In other words,
17 even after the project is done is there creek flooding that may diminish, but bay flooding may
18 still continue? And if bay flooding, if either of these still exists how much notice would there be
19 for this flooding? And would there be adequate notice and time for people who are in the flood
20 prone area to leave safely considering particularly for example, congestion on Embarcadero
21 Road at peak hours? What is the effect on wildlife of both the golf course and the athletic center
22 in terms of noise and light, particularly at night or in the evening? Is there potential for the use
23 of reclaimed water on watering the athletic fields or watering the parts or all of the golf course?
24 And particularly consider the issues of the reclaimed water and its salinity and other things that
25 are in the reclaimed water.
26

27 Perhaps we could hear a little more about the proposed ideas for the playing fields and the
28 gymnasium so that we could better articulate questions and thoughts about them. And finally I
29 actually would like to understand a little bit more about whether the PASCO site is part of this
30 analysis and how. So perhaps those last two questions you could address now and the rest of
31 them are things that would be properly addressed in the EIR.
32

33 Mr. De Geus: Again, Rob De Geus, Recreation Services Manager, Community Services
34 Department. Regarding the PASCO site that is included in the study and it is the site where we
35 thought, we're thinking about the gymnasium. That location where the gymnasium would go, so
36 the other side of Geng Road. The question about the athletic field area and what are the
37 possibilities and thinking of that space the design and concepts of that area is not as far along as
38 the golf course design, but the current thinking is multiuse athletic fields that allows for lacrosse
39 and soccer and football and a variety of sports to be companion fields to the baseball and softball
40 field across the parking lot.
41

42 Mr. Teresi: And can I add to that a little bit? I just wanted to clarify that although the athletic
43 fields and the possible inclusion of a gymnasium are going to be addressed in the Environmental
44 Impact Report those facilities are not yet funded. They're not really a project yet. They're just
45 more or less concepts. And when we come back to you with our site and design application it
46 will not include those elements. We're coming back only with the specifics of the golf course
47 renovation. But the EIR is meant to cover these other athletic fields as a future project.
48

1 Commissioner Keller: Well I appreciate that. Certainly the EIR is supposed to look at the whole
2 of a project and even if a project is segmented it should consider the whole thing. So certainly
3 from the point of view of the CEQA analysis it should include these playing fields and potential
4 gymnasium. And also from the point of view of a comprehensive analysis and cost it's certainly
5 better to do it that way.

6
7 Could you identify perhaps the diagram that seems to make the most sense to me is this diagram
8 here, which is, I don't think it's, it's sheet five, by the way somebody likes extra "e's" in the
9 word "sheet," but sheet five seems to be the diagram I can figure out as to what's going on. And
10 perhaps, I'm not sure where that fits on your diagram. Perhaps you can tell me where on that
11 diagram the PASCO site is currently.

12
13 Mr. Teresi: So the area that I'm highlighting with the mouse, that is this PASCO site. This area
14 right here.

15
16 Commissioner Keller: So just if I get you correct it's the triangular parking lot that you've placed
17 between the current Baylands Athletic Center and Geng Road in that little triangular space.
18 That's what we're talking about?

19
20 Mr. Teresi: Yeah.

21
22 Commissioner Keller: Is that correct?

23
24 Mr. De Geus: Yes, that's correct.

25
26 Commissioner Keller: Thank you. I just figured I'd verbally describe it so somebody looking at
27 the minutes would be able to figure out what we're talking about. Thank you very much.

28
29 Chair Martinez: Thank you. Commissioner Panelli.

30
31 Commissioner Panelli: Thank you Mr. Chair. If our esteemed Vice-Chair describes himself as a
32 "duffer" I aspire to be a "duffer." I think I'm more of a "hacker." But having spent a couple
33 years on the Parks and Recreation Commission as well as some time on the Infrastructure Blue
34 Ribbon Commission I'm glad to see this finally, we talked about this for some time and it's nice
35 to see that this come to fruition of course sped up by the JPA project. I have a few questions.
36 First of all do you have any, to go to Commissioner Keller's question; is there an anticipated site
37 for this possible gymnasium?

38
39 Mr. De Geus: The current concept is at that PASCO site that Commissioner Keller pointed out
40 earlier. That triangular piece if you come down Geng Road and enter the Baylands Athletic
41 Center, right as you enter on the left side, that would be the location.

42
43 Commissioner Panelli: So on this diagram that we're looking at now it would be between the
44 triangular parking lot and Geng Road there's a strip there that?

45
46 Mr. De Geus: It's right here in this area here.

47
48 Commissioner Panelli: Ok.

1 Mr. De Geus: The other side of Geng Road.

2
3 Commissioner Panelli: Ok.

4
5 Mr. Teresi: I mean if I could just clarify, I think when the Council initially was looking at this
6 Plan G the idea of a gymnasium hadn't entered the discussion yet. Later on there was an
7 overture by someone who wanted to maybe make a contribution that would possibly add a gym
8 and that's why we've got it added to the scope of the EIR because that's a possibility. It's
9 certainly not a foregone conclusion at this point, but it was kind of a late addition to the idea of
10 these athletic fields.

11
12 Mr. De Geus: Right and I would say that's true. That is the current thinking of a potential
13 location, but there is still a lot more community outreach that needs to occur about a location and
14 even if a gym is really appropriate for this space.

15
16 Commissioner Panelli: ok. Because I saw one very brief mention in the staff report. I didn't see
17 it on any of the diagrams. So I was just curious about that.

18
19 Can you just from an engineering standpoint just give me an idea, from what I understand part of
20 this renovation is being done to sort of make the course more water resistant because it's often
21 either shut down or barely playable when there's even just a little bit of precipitation. Can you
22 tell us when this project is done how much it should be able to handle? How many additional
23 playable days per year the course could probably accommodate?

24
25 Mr. Richardson: Sure Commissioner, Forrest Richardson again. The infrastructure of the golf
26 course, most of it was replaced or significant amount of work in the late Nineties. So the one
27 element that we're preserving is the master drainage system, which was installed and paid for by
28 the City. But with the importation of soil we will be creating gradients that allow the golf course
29 to drain. So to your question all of the golf course should drain very rapidly, within a 10 to 12
30 hour period whereas now there's a lot of standing water on the golf course that compounds all of
31 the issues that come with standing water: more geese, settling, rutting from golf carts and
32 maintenance equipment, which then leads to more low areas, and the issues go on and on.

33
34 The rest of the infrastructure, the irrigation system and some of the other features and structure
35 of the golf course is past its useful life cycle. And just to give you an idea the irrigation system
36 that will be installed will be all High-density Polyethylene (HDPE) long life pipe as opposed to
37 the metal couplings and Polyvinyl Chloride (PVC) that's there today and that's why it's
38 deteriorated with the high salts in the soil it's only lasted 12 or 13 years whereas normally we'd
39 like to get 20 or more years out of the irrigation system.

40
41 And to Commissioner Keller's question just real briefly the golf course is irrigated with effluent
42 water and it would, we would, by putting in Paspalum grass, which is on the sheet you have
43 there, we would be relying more and more on effluent and not as much on the potable water. So
44 right now it's a blend and that blend will be significantly to the City's favor and the community's
45 favor because the reliance on potable water will go down. Effluent in ratio will go up, but the
46 overall water usage will go down with the improvements. Did I answer your question about the
47 infrastructure and the drainage?

1 Commissioner Panelli: One of the things that I was trying to get at though is, will this project
2 effectively make it, make the course more usable? If I were to describe it in terms of number of
3 days in a year.
4

5 Mr. Richardson: It will drain as well as any golf course can, given the ambient rainfall and the
6 environment. So right now if you experience days when it's simply too wet those will go away
7 and play would be able to resume as soon as the weather's clear.
8

9 Commissioner Panelli: Thank you. Question for, the assumption is that it's going to take a year
10 to do the project so the course will be down for an entire year. Is there an opportunity to keep
11 the practice range open? Because it seems like perhaps that might take a lot less work and it
12 might be a way to sort of keep people engaged and to Vice-Chair Michael's question, you know,
13 out of sight out of mind, so if at least people are using the range and they see the project
14 advancing and they don't necessarily fully detach.
15

16 Mr. De Geus: We haven't developed all of the sequencing yet, but the concept is that we would
17 keep some things open like the range, certainly the restaurant and pro shop and have lessons and
18 those types of things to keep activity going as much as we can.
19

20 Commissioner Panelli: Thank you.
21

22 Chair Martinez: Commissioner Alcheck.
23

24 Commissioner Alcheck: I was going to ask about drainage so that's check. Ok, so my first
25 question is I guess to the Planning Department. Would you guys provide a little more
26 background with respect to the athletic center and proposed gymnasium? I noted in the report
27 that the athletic center and/or gymnasium isn't funded and is anticipated to be completed
28 sometime after the golf course reconfiguration. Does that, does approval of this project mean
29 approval of the gymnasium? Are they going to be sort of treated together or are they separate?
30 Would we be reviewing the gymnasium potentially years later?
31

32 Mr. De Geus: Right, they'll be separate projects. You know unless a developer comes forward
33 and says, "We want to help you make this happen and build it within the next year." Then we
34 may bring it back to you at the same time, but it's unlikely. Really what we're doing for the
35 most part is carving out land for potential playing fields and a gymnasium sometime in the
36 future.
37

38 Commissioner Alcheck: So is it safe to assume that as we continue to discuss this project over
39 the next three or four months the concerns that some of these residents had about the increased
40 urbanization as a result of this gymnasium essentially unaddressable because it's not really on
41 the table?
42

43 Mr. De Geus: It probably won't be completely addressable, but it'll be important to hear because
44 we haven't fully developed a concept for what is going to be there and if there is significant
45 concern about a gymnasium or lights or other things then that's going to help inform the concept
46 as it develops. And as our funding stream becomes, comes into sight then that's when we really
47 will get to work on further development at that space.
48

1 Mr. Teresi: I mean I think the purpose of the intent is to kind of in the environmental document
2 to depict the most intense use that could happen so that's kind of the worst case so that we're
3 covered as far as the environmental document. And then when we actually come forward with
4 the project for planning review it would be a lot more specific, but the environmental document
5 would have covered kind of the most intense changes and impacts.

6
7 Commissioner Alcheck: Just a quick follow-up. What sort of precipitated the notion for an
8 additional athletic facility? Was there sort of a need identified or a gymnasium need that there
9 was sort of a, there wasn't a lot of background on the gymnasium component and I sort of
10 wondered where that came from.

11
12 Mr. De Geus: Yeah I think I can help respond to this. The City doesn't have any gymnasiums,
13 no community gymnasiums. The only gymnasiums we have access to is the school gymnasiums
14 at some times, which we have to pay for and we have the Cubberley Community Center, which
15 hangs in the balance a little bit as to what the future of Cubberley is. So there's a documented
16 need for a gymnasium. We have lots of kids and families going outside of Palo Alto to get their
17 volleyball practice and those types of things, so we've known for some time that it would be
18 great to have or build a gymnasium somewhere in town. So that's I mean something that we've
19 been thinking about for a while.

20
21 And with regard to the athletic fields there was a report written about 10 years ago now called
22 "Got Space" where it identified the lack of athletic fields and playing fields in our sort of built
23 out community. And it indicated I don't remember what the number was, but a significant
24 deficit in athletic fields. So that allowed us to build the fields on El Camino/Page Mill and so
25 we've done some things to add capacity but it still remains a problem. There are insufficient
26 fields to meet the demand of the community. And so the Council is well aware of that and as we
27 presented options to the Council about golf course design several had no athletic fields. It was
28 just purely golf course. We were instructed to go back and rethink, in fact I think there was one
29 design that had one athletic field and the Council asked staff to go back and maximize the
30 amount of athletic fields we could build into the design. So we did that and went back to
31 Council and they liked it. So told us to go forward with that design.

32
33 Commissioner Alcheck: Ok thank you. That's actually really helpful. I have two more quick
34 comments. There's a golf course in Davis, California called the Wildhorse Golf Course and it
35 uses signage, low level signage, to sort of provide insight into the surrounding natural landscape
36 and habitat and I've always thought that was sort of special because you're sort of learning about
37 the random rodents that are feet from you and little owls. And they, you know, they sort of give
38 you the scientific, it sort of feels like you're on a little nature hike when you're playing a round
39 there. and this sort of seems like an ideal addition to this concept plan considering that you're
40 sort of playing into the theme of Baylands and how the natural landscape, I think it would be
41 interesting if the people who visit our community to play this and also our constituents can "Oh,
42 and that's the that bird that we were trying to save or whatever, that's where they live or
43 whatever." You know? I don't know, I think that would be interesting.

44
45 I also found it surprising that there are 844 trees on that course. I am also a golfer and I've
46 played that course a number of times and I've always thought it was ridiculously open. And the
47 notion that there are 844 trees is so surprising because I feel like there are no trees. And I
48 understand that nearly three quarters of those trees are going to be removed. Will they be
49 replaced in some fashion and is there an alternative to provide sort of separation between

1 fairway... this is going to sound sort of funny, but between fairways and enhance sort of the
2 intimacy of a round of golf there? It sort of feels like you can see every single golfer on the
3 course when you're playing there and I wonder if there's going to be some more separation?
4

5 Mr. Richardson: Those are good questions. Let me just go back to one comment that you had
6 just so that you understand from a planning point of view as the golf course architects when the
7 Council decided to see what area could be carved out we didn't know what would go there. That
8 was very conceptual in Plan G as far as the three soccer fields or whatever. But from a land
9 planning point of view just so the Commissioners understand the process our role became not
10 only to see what we could carve out, but very importantly what we could preserve in the way of
11 the golf course. We didn't want to leave a golf course that wasn't viable. And secondly we
12 heard very loud and clear from both the people that play golf as well as the people that might be
13 using whatever athletic field that they wanted separation. So those mounds, that area between
14 Hole 10 and the ten and a half acres those are what we call these buffer mounds that are very
15 large, very strong mounds that will create a separation between those two uses. So I just wanted
16 to make sure that you understood that.
17

18 We've just been given a signage scope and I think some of what you've said are things that have
19 been talked about are really good ideas, I'm not familiar with the Wildhorse project specifically,
20 but it's really a good idea to educate people about the habitat. And as far as separation and the
21 trees go many of the trees on that list are in the perimeter of the project so they're up against the
22 airport or small trees that are on the Embarcadero property. Just in general there are 200 trees
23 that have been identified on the golf course, just 180 some trees that will be preserved. Some of
24 the trees are in the way of the creek. Some of the trees are in the way of top soil importation.
25 Right now the budget calls for approximately 300 trees to be replaced by the golf course project.
26 There will ultimately be trees replaced by the JPA's project and that number hovers between 80
27 and 120 and there will, the project that you'll see in the future for the athletic fields will have its
28 own set of landscape. So I don't know what the exact number is, but the intent of the golf course
29 is to change it to more of a links seaside Baylands environment. So it will be more open and the
30 trees and the shrubs and the plants will be lower on the landscape.
31

32 And the seclusion between holes will come from the terrain rather than the vegetation. So right
33 now you see it as an open landscape because there's not much terrain difference across one side
34 of the course to the other. And in the grading plan that's been created you have 25, 28 foot high
35 landforms that go way out onto Hole Twelve and then you have some on Hole Seventeen and
36 Hole Five and then the big mounds along Hole Ten. And in between that you have differences
37 of landforms and instead of being flat will be anywhere from four feet to twelve feet at any one
38 place on the golf course. So they'll be quite a bit of separation, but it's not the kind you're used
39 to now. You're used to now a few trees.
40

41 Commissioner Alcheck: Well I'm not really used to any trees. Ok, I want to end with just sort of
42 one comment about the noise study, which is with all due respect really nobody plays Palo Alto
43 for the quiet of the course. Its proximity to the airport makes certain holes really, really loud
44 (interrupted)
45

46 Mr. Richardson: Someone told me there was an airport nearby.
47

48 Commissioner Alcheck: Yeah, so I would sort of think that the potential noise implications from
49 the fields for example wouldn't necessarily pose sort of a significant problem to the golf

1 community considering that when they're in the first half of their round they're going to be next
2 to landing airplanes, which are really loud. But there's something to be said for... I guess what
3 I'm understanding is that those mounds that you're talking about, their purpose is for sound
4 isolation?
5

6 Mr. Richardson: Well they're for the purpose of, yes. They're for the purpose of separating the
7 uses and distinguishing a physical difference between the two sites and you have one group of
8 people using the athletic fields that have one use and type of need and then you have the golfers.
9 So, yeah, those mounds to give you an idea they're 30, the highest one I think is 32 feet above
10 adjacent grades. So you're talking about anywhere from a three story down to a one and a half
11 story building difference in terms of height between those two uses. The idea was also safety.
12 We wanted to create a physical barrier for a number of reasons: landscape aesthetics, safety, and
13 then also keeping the golf carts from going over there and keeping the kids and the patrons from
14 the athletic field from coming over to the golf course, so.
15

16 Commissioner Alcheck: Ok.
17

18 Mr. Richardson: And the noise was part of it. That was, I think if you look at the Community
19 Services Department held a very large forum. I think there were a couple hundred people or
20 thereabouts and they all broke into workshops and the minutes of that are very useful to
21 understand what was on people's mind as things were being contemplated for this 10 acres.
22

23 Commissioner Alcheck: Thank you. I think every golfer in Palo Alto is excited about the notion
24 of a must play golf course in our neighborhood, so I'm excited and thank you.
25

26 Mr. Richardson: I'm surprised you find the trees, I found them all. I don't know why you
27 haven't found them.
28

29 Commissioner Alcheck: No. Well, you know what I mean. It's not quite as dense as you would
30 think with 844.
31

32 Chair Martinez: Ok, thank you. Commissioner Tanaka.
33

34 Commissioner Tanaka: Yes, first of all thank you for your work on this it's quite nice. A few
35 questions. So first one is do we know like what, who plays at this golf course now? What
36 percentage of them are Palo Alto people versus others?
37

38 Mr. De Geus: We do know that. It's approximately 20 percent of total play is Palo Alto
39 residents, 80 percent is non-residents.
40

41 Commissioner Tanaka: Ok, so most people are driving to this place? Ok. And do we know how
42 this golf course is, I assume other municipal golf courses, other golf courses in general are also
43 evolving and changing. Do you know how this golf course is going to compare to other nearby
44 golf courses in terms of how they're changing, how that's going to affect the competitiveness of
45 this course?
46

47 Mr. De Geus: We do know something about that. Certainly as staff we're always looking at our
48 main competitors, Shoreline and Poplar Creek and some of the others. But we had as I
49 mentioned earlier the National Golf Foundation come out just to study that specifically is how

1 would this redesign perform against the competitors in the local region? And what would that
2 mean in terms of how much we could charge and the likely patronage we would see? And that
3 was a big part of why the Finance Committee and Council supported this project, because it was
4 quite favorable. So I think that's a positive.

5
6 Commissioner Tanaka: So the comparison was not against the other golf courses as they are
7 today, but as they will be when this is also completed?

8
9 Mr. De Geus: Yeah, the comparison was how they are today. I'm not sure that they, I don't
10 think they looked at how they are going to change over the next 10 years? I don't think that
11 was part of the study.

12
13 Commissioner Tanaka: I see. Ok. So I also, do you guys know much about the crime in that
14 area in terms of car break-ins or safety? Is there any data on that?

15
16 Mr. De Geus: You know I don't have any statistics, but we've had some trouble with crime in
17 the parking lot. Laptops being stolen out of cars and we've had to put signage up and had the
18 Police Department do sort of a sting operation, actually caught some people when we had a real
19 big rash of that. As far as sort of vandalism on the golf course over the years it just doesn't
20 happen often, but occasionally it'll happen where we'll get like a motorbike or someone get on
21 the course and damage the turf or some of the greens. It's only happened a few times.

22
23 Commissioner Tanaka: I see. Is it a big enough problem to actually think about it as you guys
24 were designing how to make it a little bit safer for people?

25
26 Mr. De Geus: It's something that we've talked about a little bit, but maybe Forrest if you
27 (interrupted)

28
29 Mr. Richardson: Currently there's a fence that goes on the north and we sit portions of the
30 property that separates the current trail system and the levy from the golf course. And then on
31 the east side there's also a fence that separates the airport.

32
33 Commissioner Tanaka: Isn't there a bridge that goes to East Palo Alto there as well?

34
35 Mr. Richardson: The bridge, Friendship Bridge is where, it's being shown there and as part of
36 the creek work that bridge gets as you can see turned into an island that connects the trail with
37 the areas to the Northwest. We have currently been working with the JPA to make sure that the
38 City gets what they want in the way of a barrier fence replacement. And I don't think those
39 details are worked out yet, but I know it's been on everyone's radar scope as far as how to
40 separate the golf from the trail and to prevent unauthorized access to the golf course. I think the
41 good news is that we'll be creating perhaps a little less inviting environment with all the terrain
42 changes. It's no longer just a big park looking area, but it has broken areas that are I think the
43 feeling will be, "Oh, that's a golf course." Whereas right now maybe the person doesn't realize
44 it's a golf course looks at it and thinks "That looks just like a park." And so I think that will help
45 a great deal.

46
47 Commissioner Tanaka: Ok. You know I think that's important too to do especially if you want
48 to have this as an upscale golf course. I actually also appreciate the Vice-Chair's comment about
49 perhaps a conference or hotel center. I think that's something that on IBRC we actually talked

1 about and thought about and I don't know if that's too late to consider as part of the EIR, but I
2 would also support that thought. And I think that's actually, not necessarily that we're going to
3 do it, but to have it studied and see if that makes sense and can the parking support it? I think
4 that would be something interesting to consider. And in terms of locations of that, you know,
5 perhaps on existing parking lot. But I think the other thing I'm thinking about is 80 percent of it
6 is from non-residents who are visiting. I would imagine that parking would also have to be studied
7 closely to make sure that there's sufficient parking. So if this is a very popular course there are
8 places for people to park. Thank you.

9
10 Chair Martinez: Ok. Developers have a way of making things happen in this town that surprises
11 us all as we've seen. I think the idea of a developer coming forward and offer to build a
12 gymnasium is probably a real possibility. Other places not so much. Here it could happen
13 tomorrow. And I go back to something that struck me about one of the members of the public
14 that spoke and thought of this as urbanization. And I think before going too far with the idea of a
15 gymnasium here I would look at other places in the City where it would be more easily
16 accessible to volleyball players and young people to use it.

17
18 The idea of playing fields is compatible with golf courses. They kind of look the same, they
19 have the same irrigation needs, they don't block views, and they provide a resource to a different
20 segment of our population and its incredible need. The idea of a gymnasium with a ceiling
21 spring line that's 18 feet high it's a little bit, I want to say it diplomatically, a little bit
22 incompatible with the Baylands. And so if this goes forward as a consideration in the EIR I want
23 to make sure that it is treated critically. That we don't just say here's a rectangle that could be
24 there and they'll be 20 kids a day coming there or 100, but that the impact aesthetically,
25 culturally on this precious resource is really, really critically looked at because to me it seems
26 like an unsuitable fit. So I guess I've said enough about that.

27
28 I'd like if we can do like one final round talking a little bit more and Commissioner Keller did a
29 good job on the scoping issues, but talking about some of the items that concern us. Like, for
30 example, the bay rise of the bay water level, sea level rise. Is that being considered in the
31 Environmental Impact Report? And it should be. Is the JPA project the impact of that
32 construction simultaneous or somehow impacting the golf course project? Is that being under
33 consideration? I'd like to make sure the scoping and the EIR address the construction impacts.
34 We've talked about the year or more, two years where the golf course will be closed. Cultural
35 resources, there's still some consideration for the Julia Morgan to be moved to the golf course as
36 a clubhouse. I know that's still in debate, but it's still a consideration. I'd like the, that to be part
37 of the scoping as well as the historic buildings that are still onsite. I want to make sure that those
38 are addressed and I'm certain that they will be by our consultant in this. And Commissioners if
39 we can just begin to add to areas of concern for the, this project that we want to be addressed in
40 the scoping or at least considered, I'd like to have you continue with that. Commissioner Keller.

41
42 Commissioner Keller: Yes. So firstly it's not clear whether Plan G stands for "Golf" or
43 "Gymnasium." So one question is the issue of to the extent that the project is segmented and the
44 golf course is redeveloped and there's land vacated for playing fields, what is the temporary
45 cover of that area that's vacated from the golf course? Because you don't want it to just be
46 muddy and disgusting. So there's going to be a cost and something involved in that. And that
47 cost might not be that much less than putting in the playing fields themselves, so that's an
48 interesting considering.

1 It was also talked about by several people that there would be increased usage of the golf course
2 and as alluded to by Commissioner Tanaka whether there's sufficient parking for the golf course
3 is an interesting question. Several members of the Commission refer to the idea of a
4 hotel/conference center. There's an item that will be coming before us that came before us
5 several years ago and that is Ming's. And that is an opportunity when considering Ming's which
6 is nearby as redevelopment that is a potential hotel. That's consideration as to whether that's a
7 hotel/conference center. My understanding is that's not what they originally proposed, but it will
8 be coming back. I know this is on our agenda for the next meeting, which I also notice is overly
9 full, so.

10
11 And two last things. One, they are both about the gymnasium. One is I'm wondering whether
12 the Julia Morgan building itself could be a gymnasium. It's certainly a high building and a nice
13 space and so that's an interesting question. And the second question and this is, I'm not sure
14 how to address this, but there is a school nearby. I think it's called The International School of
15 the Peninsula? Located near the Post Office. And I'm wondering if part of the reason that
16 there's an interest in having a gymnasium near, is that that school would like access to a
17 gymnasium. And which would then be perhaps used by them part of the time, partly by the City,
18 and then there's a question as to the private use of a public resource. And I'm not sure whether
19 there are strings attached to any donation that would make that happen, but I notice that schools
20 tend to like gymnasiums and I'm wondering if there's the question. So I'm just going to bring
21 that up as an open question. I'm not sure how to address it, but the conflicts of interest have
22 certainly have raised some questions for me. And with that I'll close. Thank you.

23
24 Chair Martinez: Commissioner Panelli.

25
26 Commissioner Panelli: Yeah, thank you Mr. Chair. I'd like to echo the sentiments of Chairman
27 Martinez. I'm, as soon as I read that just a hint of a gymnasium I felt uncomfortable. It doesn't
28 seem like a particularly compatible use. And frankly I'd rather see a gymnasium built
29 somewhere more central in the City that has more access to public transit. I'm supportive of
30 including it in an EIR analysis because I understand Mr. Teresi's point which is sort of see what
31 the worst case scenario is and you can always work back off of that. I have no problem with
32 that, but I want to echo those sentiments.

33
34 The other thing is the night lighting. I think that's going to take a lot of analysis because as I
35 recall from my days on Parks and Rec Commission the peak demand times are six to ten p.m.
36 Monday through Friday. You know that's going to mean lights, at least for three quarters of the
37 year are going to be necessary. And I'm just wondering if you could, we can do our lightening
38 round and then maybe you can address it at the end, but what your thoughts are how to minimize
39 that. Anyway, I'm going to pass on the rest of them.

40
41 Chair Martinez: Thank you. Commissioner Alcheck.

42
43 Commissioner Alcheck: Ok, final few comments. I want to know if the issue of bike and
44 pedestrian safety over 101 is going to be considered. I mention that because if we enhance this
45 area with an athletic center that'll invite children it's going to mean kids and pedestrians biking
46 and walking across the Embarcadero and that's a pretty unsafe intersection. I don't anticipate
47 that they'll all use the bike bridge to get there and it's a concern because I think both off ramps
48 on the freeway are sort of unprotected and there's no crosswalks and we want to encourage the
49 use, so.

1
2 I also want to suggest or wonder if the course would consider a Palo Alto resident discount in
3 terms of its financial feasibility. I think this would obviously apply only to a minority of current
4 users. And I mention it because it might be a nice way of saying "Thank you" to the City for
5 whatever costs and expenses that are undoubtedly going to be borne by the City.
6

7 And then the last thing, actually two more things. I know when we looked at Rinconada Park we
8 talked about outdoor sand courts, volleyball courts. Maybe that's something that could be
9 considered in the athletic area to kind of address some volleyball needs if the gymnasium is one
10 of the options then maybe sand volleyball courts could be a second option.
11

12 And then I don't want to suggest that I'm against the gymnasium idea, but I think one of the
13 concerns that I came across in my mind when I read about it was the notion that we were sort of
14 putting a gymnasium on the edge of our City. And not that I'm suggesting it's not available for
15 all, but I sort of thought are we building a gymnasium for East Palo Alto? Because we're
16 essentially putting it adjacent to the good, what's the name of that bridge? The Friendship
17 Bridge. And I sort of wondered it's sort of the safest access is sort of directly over that bridge
18 and I can't imagine that we're going to get a lot of attendance to that gymnasium from the far
19 other side of the City and it sort made me pause to think where we were locating an amenity like
20 that. Ok, that's it.
21

22 Chair Martinez: Thank you. Commissioner Tanaka.
23

24 Commissioner Tanaka: So I think Commissioner Alcheck actually brings a good point. I was
25 thinking the same thing so he kind of stole my thunder, but I think that the City is going to incur
26 a lot of expense doing this project and so if we do build facilities there it should be something
27 that the City's residents can access easily through some sort of pedestrian access or perhaps also
28 by vehicular access. I also like the idea of resident discounts for usage of the golf course. Or the
29 other way of looking at it is higher fees for non-residents. I think that makes a lot of sense in my
30 mind.
31

32 In general if we can get good access to these facilities I do think about whether it makes sense to
33 have a gym here as well. And I think if a gym is here it has to be something that does kind of fit
34 the environment, so. But I think the purpose for the EIR is still worthwhile to consider like was
35 said earlier, the worst case scenario so I think having a gym, having some sort of
36 conference/hotel facility or conference center makes a lot of sense so should be considered and
37 look at the worst case scenario and then back off on it if it doesn't make sense. Thanks.
38

39 Chair Martinez: Vice-Chair.
40

41 Vice-Chair Michael: So in the spirit of brainstorming just a few more things to consider. One is,
42 and this is in no particular order, I recently heard that the First Tee Open Program which is
43 nationwide is particularly successful in Monterey County. They got an award, The Best First
44 Tee Open Program in the country, and they, I heard what they're doing with the kids they have
45 5,000 kids and it's just really inspirational. So one of the things about getting more people out at
46 the golf course and more kids and develop lifelong habits and this is very values oriented,
47 integrity, sportsmanship, respect, and it's a wonderful program and I think if Palo Alto, and I'm
48 not aware that there's a lot of awareness of this in Palo Alto or Santa Clara County unlike
49 Monterey County where it's a big deal. So this might be something in terms of community

1 services and getting people out to try new things and maybe get excited about the sport of golf
2 and the values of playing it and sort of the with the proper attitude.

3
4 One question and I don't really want an answer now, but I was really surprised recently to see
5 how Shoreline Golf Course had deteriorated over the last several decades. And I know that they
6 started with great plans and they hired Robert Trent Jones, Junior and built 14 of 18 holes until
7 they ran out of money and but when I went back and played most recently it was just awful.
8 Absolutely had fallen apart and they had lost, they were lowering the rates to nothing because
9 they couldn't get anybody to play the course. So you might just want to make sure you
10 understand the lessons learned. What happened there? I don't know where they went off the
11 tracks, but they definitely lost it. So just be careful.

12
13 The comments from Emily Renzel and Trish, I forget your last name, about respect for the
14 purpose and goals and the policies of the Baylands Master Plan I think are really important.
15 There are a couple of golf course projects which are sort of extraordinary on a national level.
16 One is The Links at Spanish Bay has a links style golf course. And when they got their permit
17 they had an edict that they had to have environmentally sensitive areas which are kind of a
18 problem because you hit a golf ball and you're not supposed to go get it. But it's beautiful and
19 they make a big, they respect the environmentally sensitive areas. So I wonder if maybe we
20 could when we do the environmental review and whatever conditions there are in the permit or
21 whatnot consider really formally respecting the environment maybe much like they did at the
22 Spanish Bay. And it's a beautiful, beautiful course. Attracts a lot of play and it's just a
23 wonderful asset for that region.

24
25 Another course that was remodeled spectacularly was the Monterey Peninsula Country Club
26 shore course, which is now used in the AT & T Pro Am where I was last week. But,
27 phenomenally beautiful, unbelievably beautiful. And they had to move a lot of dirt. I mean they
28 basically had a flat landscape just going out to the ocean there and it's incredible. And the
29 habitat for birds and wildlife is just magnificent and it's just inspirational. So if you're going to
30 do something nice, think just expand the realm of possibility. You can make it really nice. The
31 Bay and Palo Alto in general is a wonderful location for this. So just go for it and respect the
32 environment.

33
34 The gymnasium topic has been addressed I think by everybody. But I wonder and I know that
35 Rinconada Park has got a new master plan, Mitchell Park is, if you could consider the access to
36 kids on bikes, on foot, center of town, Rinconada Park, Mitchell Park, maybe the Lawn Bowling
37 Center has lived out its purpose and you can get more use out of changing it, repurposing it for a
38 different generation.

39
40 And on the sea level rise issue this is bigger than the golf course. So I personally think it's
41 happening. You know, the useful life of this golf course isn't as long as we might hope, but it's
42 such a bigger issue. It's going to hit the airport and it's going to hit the Municipal Services
43 Center and I would really recommend to the Council that as they think that they're working on
44 infrastructure really start thinking proactively about how this is going to impact not just the golf
45 course, but things which are vital to the Public Works and other operation and safety and needs
46 of the City.

47
48 Chair Martinez: Very nice. Would you care to comment about the golf course design and the
49 Vice-Chair's thoughts about that?

1
2 Mr. Richardson: Well we're in agreement with you and Mike Strantz, who did the shore course
3 that you mentioned was a terrific guy and we miss him. He passed away as you know a few
4 years ago. And my artificial brother Forrest Fezler built the course. I've spent a lot of time
5 there. It's a beautiful, beautiful site. We're trying to do similar things with the Baylands Golf
6 Facility to take advantage of that Bay and the views and the proximity to the shoreline. I can't
7 address exactly the sea level rise concerns that you mentioned tonight, but I will say that the
8 JPA's work resolves a lot of the flooding and the sea level rise will be part of what ICF weighs in
9 on their report.

10
11 I was remiss Chairman Martinez for not saying earlier you had mentioned about the economic
12 part of this project and I was going so fast I didn't mention that there is a dedicated youth
13 component to the project which is south of the driving range along Embarcadero, which is
14 intended to be a First Tee like facility and actually has good potential to be, have some dedicated
15 portion of it or use to the First Tee. And that is something that we're working very diligently
16 with the staff to get integrated to the bid documents on this project. We feel it's very important
17 and that would be a stand-alone designated kids learning center that would be right off the
18 driving range to the left of the driving range. In addition there's a new short game area which is
19 north of the driving range and that could also have a component for bringing new players to the
20 game, introducing people to golf, etcetera. So there's been a lot of thought put into bringing
21 people in here.

22
23 There's been discussion of the rates and I'll not get into that, but one thing the Commissioners
24 that are interested in it might want to get from staff would be the National Golf Foundation
25 Report because it addresses so many of the questions that each of you have had about rates and
26 resident rates, comparison to the other courses. One question came up that I can just touch on
27 real briefly. None of the other area courses that are competitive to Palo Alto have any Capital
28 Improvement Projects (CIP) that have been funded or appear to be funded in the next decade as
29 we can see it now. And the NGF spent a lot of time looking at San Jose and Shoreline and
30 Poplar Creek and all the competitive facilities. You have an advantage with the population base
31 and being sort of in the heart of the 101 corridor here that they don't have. And so I won't get
32 into the details of Shoreline, but there are nuances of all these facilities and even though we have
33 some issues with this site, high salts and everything, we've addressed all of those and will
34 continue to do so as we answer all of these questions.

35
36 Chair Martinez: Ok and I want to thank you. First I'm going to close the public hearing and
37 close with only my last sort of sentiments. I know in branding that it's important to really look
38 to be progressive and such, but I'm not that happy with dropping Palo Alto off the name. So if
39 there's time to consider it to be the Palo Alto Baylands Golf Course we should continue with
40 that. And with that we're going to close this item. Take a 10 minute break. Thank you all very
41 much.

42
43 Mr. Richardson: Thank you.

44
45 **Commission Action**: Commission provided comments and recommendations to staff

Comprehensive Plan and Baylands Master Plan

Policies/Goals

Golf Course Comp Plan Policies/Goals

1. **Policy N-1:** manage existing public open space areas and encouraged the management of of private open space areas in a manner that meets habitat protection goals, public safety concerns, and low impact recreation needs.
2. **Policy N-10:** Work with the Santa Clara valley Water District and other relevant regional agencies to enhance riparian corridors and provide adequate flood control by the use of low impact restoration strategies.
3. **Policy C-22:** Design and construct new community facilities to have flexible functions to ensure adaptability to the changing needs of the community.
4. **Policy C-24:** Reinvest in aging facilities to improve their usefulness and appearance.
5. **Policy C-26:** Maintain and enhance existing park facilities.
6. **Policy C-27:** Seek opportunities to develop new parks and recreational facilities to meet the growing needs of the residents and employees of Palo Alto.
7. **Program C-1:** Develop improvement plans for the maintenance, restoration and enhancement of community facilities, and keep these facilities viable community assets by investing the necessary resources.

Golf Course Baylands Site Assessment and Design Guidelines Policies/Goals

1. Preserve the horizon with low and horizontal elements
2. Use only muted natural colors. Choose materials and finishes that will weather without degrading.
3. Maintain and continue to improve standards of low external glare lighting.

Baylands Master Plan Policies/Goals

1. Install a new irrigation system.

2. Use reclaimed water upon completion of the new blending station. Continue to use potable water on greens and tees as long as possible.
3. Improve site drainage through regrading. Rebuild and reshape the aged greens, tees, bunkers and traps in conjunction with the drainage improvements.
4. Address airport safety issues by raising the fence near the sixth fairway and planting additional trees.
5. Install improvements such as repaved cart paths and rest room modifications required by the Americans with Disabilities Act (ADA).
6. Continue with the implementation of the *PaloAlto Municipal Golf Course Master Improvement Plan*.