

INITIAL STUDY

Initial Study/Mitigated Negative Declaration

Windmill School and Family Education Center General Plan Amendment, Zoning Ordinance Amendment and Conditional Use Permit Project #32-2015

Town of Portola Valley-Planning Department
765 Portola Road, Portola Valley, CA 94028

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In accordance with the policies regarding implementation of the California Environmental Quality Act of 1970, this document, combined with the attached supporting data, constitutes the initial study on the subject project. This initial study provides the basis for the determination of whether the project may have a significant effect on the environment. If it is determined that the project may have a significant effect on the environment, an environmental impact report will be prepared which focuses on the area of concern identified by this initial study. If it is determined that the project would not have a significant effect on the environment, it is eligible for a Negative Declaration. If it is determined that the proposed project could have a significant effect on the environment, however, the significant effects of the project have been reduced to a less-than-significant level because revisions in the project have been made by or agreed to be the project applicant, then the project would be eligible for a Mitigated Negative Declaration.

Public Review: In accordance with CEQA and the State CEQA Guidelines, a 20-day public review period for this IS commenced on June 29, 2016, and will conclude on July 20, 2016. The IS has been distributed to interested or involved public agencies, organizations, and individuals for review.

During the public review period, the public will have an opportunity to provide written comments on the information contained within this IS. The public comments on the IS and responses to public comments will be incorporated into the Final IS. The Town's Planning Commission and City Council will use the Final IS for all environmental decisions related to this proposed project.

In reviewing the IS, affected public agencies and interested members of the public should focus on the sufficiency of the document in identifying and analyzing potential project impacts on the environment, and ways in which the significant effects of the project are proposed to be avoided or mitigated. Comments on the IS should be submitted in writing prior to the end of the 20-day public review period and must be postmarked by July 20, 2016. Please submit written comments to:

Cynthia Richardson, Planner
Town of Portola Valley, Planning Department
765 Portola Road
Portola Valley, CA 94028
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Environmental Checklist Form

1. **Project Title:** Windmill School and Family Education Center, General Plan Amendment, Variance, Zoning Ordinance Amendment and Conditional Use Permit Amendment.
2. **Lead Agency Name and Address:** Town of Portola Valley, 765 Portola Valley, Portola Valley, California 94028.
3. **Contact Person and Phone Number:** Debbie Pedro, AICP, Planning Director (650) 851-1700.
4. **Initial Study prepared by:** Town of Portola Valley, Planning Department (650) 851-1700.
5. **Project Location:** 900 Portola Road, Portola Valley, CA 94028
APN 076-261-010
6. **Project Sponsor's Name and Address:** Windmill School, 4141 Alpine Road, Portola Valley, CA 94028.
7. **General Plan Designation:** Community Commercial and Low-Medium Intensity Residential
8. **Zoning:** C-C (Community Commercial) and R-1/20M
9. **Introduction:** The Windmill School has been in existence for more than 60 years and was originally located at 380 Portola Road on a residentially zoned property. The nursery school use was considered non-conforming on that property. The school gained approval to move to the Alpine Hills Tennis and Swimming Club in the late 1970's. The school occupies the historic structure that was once the original Town Hall. The building had been the Portola Valley Town Hall beginning just after the Town's incorporation during the years 1964-1967. At the time Windmill School moved to the Alpine Hills Tennis and Swimming Club, a full evaluation was performed to make sure the nursery school use and associated activities were appropriate for the site. Resolution 1977-171 amended the original Alpine Hills Tennis and Swimming Club conditional use permit to add a private, non-profit recreational activity (nursery school) to the permitted uses for the site. The Windmill School has continued to operate under the Alpine Hills Tennis and Swimming Club conditional use permit until now.

The Club notified Windmill School that their lease of the historic building would be terminated as of August 2017. The Club intends to modify the clubhouse and associated structures in the near future and will not be able to provide space for the school. The Windmill School subsequently purchased the 1.67 acre property located at 900 Portola Road that was formerly Al's Nursery. The school intends to construct a new 3-classroom preschool and family education center on the property.

Windmill School and Family Education Center is a non-profit (501c3), parent-operated organization that operates an independent preschool (nursery school) for the enrichment of preschool age children in a play-based environment. The preschool enrollment is proposed to be up to 132 students and predominantly comprised of future Portola Valley School District students. The school's new location provides a property that can accommodate their long-term

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goal of flexibility to add additional preschool classes and to offer a new after school enrichment program for enrollment of up to 300 K-8 children.

10. **Surrounding Land Uses and Setting:** The property is accessed directly off of Portola Road and is located between the Catholic Church and Wyndham Drive residential neighborhood to the north, the Douglas property that contains a commercial structure and a single-family home to the southeast and the Village Square Shopping Center to the east. The property is located within the Town Center Area Plan that is a sub-area plan within the General Plan. The property is approximately 1.67 acres and contains the sales office for Al's Nursery that will be remodeled and utilized by the school for a family lounge and a single family home that will be demolished. (Note the demolition of the single family home on this property is being demolished regardless of this project and it is proceeding separately as a ministerial permit.)
11. **Project Description:** The proposed project includes amending the Town of Portola Valley's General Plan Map and the Town of Portola Valley's Zoning Map, a Site Development Permit, Variance for a sound wall and a Conditional Use Permit to allow construction of a new pre-school and family education center.
12. **Other public agencies whose approval is required:** Woodside Fire Protection District, West Bay Sanitary District, San Mateo County Environmental Health Department.

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The following section includes the Environmental Evaluation checklist from the CEQA guidelines. The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

This Initial study has been prepared in accordance with the California Environmental Quality Act. Information and conclusions in the Initial Study are based upon staff research and the Town's General Plan and Municipal Code.

DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or

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NEGATIVE DECLARATION pursuant to applicable standards, and *(b)* have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: _____
Debbie Pedro, AICP, Planning Director

Date: _____

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

a-d) The existing visual and aesthetic character of the Town of Portola Valley is of a rural low-density residential area. Much of the Town is dominated by hillsides, heavy native vegetation and rolling hills. This property is located along the Portola Road Corridor Plan which was established to protect or reestablish open views within and from the corridor, especially to the western hillsides. The project has been evaluated against the principles listed in the Portola Road Corridor Plan and will be incorporated into conditions of approval of the site development permit. Such conditions include the undergrounding of utilities, removal of non-native invasive plants and the creation of a trail along the frontage of the property.

Design Guidelines are in place to retain the rural atmosphere of the Town. The Design Guidelines call for a minimal approach to be taken to outside illumination which could affect off-site views. The project plans indicate recessed ceiling lights to be used at the doors, hallways and entryways of the buildings. Decorative Barn lights are placed in a few locations of the buildings. Within the parking lot four pole lights with a barn type fixture are proposed along with a few ground path lights adjacent to the parking lot. In addition the project site is not located within a state scenic highway and no scenic resources will be negatively affected

With the Design Guidelines and the Portola Road Corridor Plan in place the proposed project would have *less than significant or no impact* on scenic resources.

MITIGATION: None

Sources: 1,2,3,5,6

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II. AGRICULTURE RESOURCES—

Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

a-c) According to the 2016 Farmland Mapping and Monitoring Program (FMMP) from the State Department of Conservation, the project site is in an area that is designated as Other, Other land is land not included in any other mapping category. Other Land is not considered farmland; therefore, the proposed project would have *no impact* on farmlands.

MITIGATION: None

Source: 8

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III. AIR QUALITY -- Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

a-e) The project is located in the San Francisco Bay Area Air Basin (SFBAAB), an area of non-attainment for national and state ozone, state particulate matter (PM10) and national and state fine particulate matter (PM2.5) air quality standards (U.S. EPA 2010 AND BAAQMD 2010A).

Minimal grading work is expected for the construction of the new school. Construction activities and debris removal trucks are expected. None of these short term construction activities could potentially effect air quality or create objectionable odors. Therefore, the proposed project would have **no impact** on air quality.

MITIGATION: None

Source: 9

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IV. BIOLOGICAL RESOURCES --

Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

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

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

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

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DISCUSSION:

This section summarizes the potential biologic impacts related to the proposed project based on the HT Harvey & Associates Biological Resources Report (Exhibit A) and the Econo Tree Service, Tree Protection and Preservation Report (Exhibit B).

a-f) The biologic impact report finds that based on an analysis of documented habitat requirements and occurrence records associated with Special-status Plants and Animal Species, the project site lacks suitable habitat or evidence that special species exist on site with the exception of two species. The California red-legged frog and the Western Pond Turtle are known protected species and have some potential to occur on or close to the site.

The Biologist found that there is a low probability that the project would result in impacts on individual red-legged frogs due to the low quality of the habitat and the limited number of individuals that could possibly occur on the site. Thus, the project would not substantially impact any red-legged frog population.

Impacts on the Western Pond Turtle were also found to be low due to the proximity of the project to the surrounding creeks and the impediments to western pond turtle dispersal, including commercial and residential development.

The project may result in the removal of three trees during demolition of the residence on the project site; a magnolia, yucca, and coast redwood. The Town of Portola Valley's tree removal ordinance (PVMC 15.12.070.A) has several stipulations regarding significant trees, requiring permits for their removal. None of the trees to be removed meet the criteria for protection.

Construction disturbance during the breeding season (February 1 through August 31, for most species) could result in the incidental loss of eggs or nestlings, either directly through the destruction or disturbance of active nests or indirectly by causing the abandonment of nests. This type of impact would not be significant. However, construction disturbance would be considered a violation of the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code. This impact is potentially significant, but would be reduced to a *less-than-significant* level by implementing the following mitigation measures.

MITIGATION:

MM – Biologic Resources – 1) To the extent feasible, construction activities should be scheduled to avoid the nesting season. If construction activities are scheduled to take place outside the nesting season, all impacts to nesting birds protected under the MBTA and California Fish and Game Code will be avoided. The nesting season for most birds in San Mateo County extends from February 1 through August 31.

MM – Biologic Resources – 2) If it is not possible to schedule construction activities between September 1 and January 31, then pre-construction surveys for nesting birds shall be conducted by a qualified ornithologist to ensure that no nests will be disturbed during Project implementation. The surveys shall be conducted no more than seven days prior to the initiation of construction activities. During this survey, the ornithologist will inspect all trees and other potential nesting habitats (e.g., trees, shrubs, ruderal grasslands, buildings) in and immediately adjacent to the impact areas for nests. If an active nest is found sufficiently close to work areas to be disturbed by these activities, the

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ornithologist will determine the extent of a construction-free buffer zone to be established around the nest (typically 300 ft for raptors and 100 ft for other species), to ensure that no nests of species protected by the MBTA and California Fish and Game Code will be disturbed during Project implementation.

MM – Biologic Resources – 3) If construction activities will not be initiated until after the start of the nesting season, all potential nesting substrates (e.g., bushes, trees, grasses, and other vegetation) that are scheduled to be removed by the Project be removed prior to the start of the nesting season (e.g., prior to February 1). This will preclude the initiation of nests in this vegetation, and prevent the potential delay of the Project due to the presence of active nests in these substrates.

Sources: 1,5,6,10,17,18

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V. CULTURAL RESOURCES –

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in ' 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to ' 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

This section summarizes the potential cultural impacts related to the proposed project based on the Historic Resources Evaluation prepared by Architectural Resources Group (Exhibit C) and the Town Historian memo (Exhibit D).

a-c) The proposed project would not conflict with any cultural resources identified in the General Plan. Architectural Resources Group prepared a Historic Resources Evaluation dated February 2016 for the project site. The purpose of the evaluation was to determine if the property qualifies as an individual historic resource per eligibility criteria of the California Register of Historical Resources (California Register) for purposes of the California Environmental Quality Act (CEQA). The report found that the property had no association with a significant event, no association with a significant person and no architectural significance. Therefore, the proposed project would have **no impact** on cultural resources.

d) No human remains are known to be buried in the vicinity of the project site. Therefore, there is a low likelihood that human remains would be encountered. Nonetheless, the potential exists for previously undiscovered human remains to be encountered during ground- disturbing activities. Buried deposits may be eligible for listing in the CRHR. This impact is potentially significant, but would be reduced to a **less-than-significant** level by implementing the following mitigation measures.

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MITIGATION:

MM – Cultural Resources – 1) The applicant shall ensure the construction specifications include a stop work order if human remains are discovered during construction activities. There shall be no further excavation or disturbance of the site within a 50 foot radius of the location of such discovery, or any nearby area reasonably suspected to overlie adjacent remains. The San Mateo County Coroner shall be notified and will make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, s/he shall notify the Native American Heritage Commission, which will attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this state law, then the landowner shall reinter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

Sources: 3,5,15,16

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VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

This section summarizes the potential geology and soils impacts related to the proposed project based on the Geotechnical Investigation prepared by Ting & Associates (Exhibit E) and the Town Geologist memo dated June 28, 2016 (Exhibit F).

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a-e) The proposed project would not have a geologic impact because the project site is located outside of any Geotechnical and Seismic Hazard Zones as shown on the Cotton, Shires & Associates Geotechnical and Seismic Hazard Zone Map dated 2-22-2010. Ting & Associates completed a site geotechnical investigation including two exploratory borings and a Cone Penetration Test (CPT) extending to a maximum depth of 50 feet. Liquefaction analysis utilized a peak ground acceleration of 0.83g. The Consultant calculated a total liquefaction induced settlement of 1.2 inches and a differential settlement of 0.6 inch. Highly expansive clay materials were identified at the site and pier and grade beam foundations have been recommended for proposed buildings. The Town Geologist has reviewed the Ting & Associates report and agrees that the project is geotechnically feasible however due to the expansive soils on the property the Town Geologist requires that only non-expansive import or non-expansive site earth materials be utilized for the construction of engineered fill. This impact is potentially significant, but would be reduced to a *less-than-significant* level by implementing the following mitigation measures.

MITIGATION:

MM - Geology and Soils - 1) Beneath all hardscape and structures, only non-expansive import or non-expansive site earth materials shall be utilized for the construction of engineered fill. Site expansive earth materials are not approved for placement beneath pavement areas or site structures.

Sources: 11,20,21

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VII. GREENHOUSE GAS EMISSIONS -- Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

a-b) Construction of the proposed project would generate short-term emissions. Emissions would primarily originate from mobile and stationary construction equipment exhaust, as well as employee and haul truck vehicle exhaust. Minimal grading work is expected for the construction of the new improvements. Delivery trucks and debris removal trucks are expected; because construction emission sources would cease once construction is complete, they are considered short-term.

Increased vehicle trips to the project site, due to the new school would cause negligible level of increased emissions. Therefore, the proposed project would have *no impact* on greenhouse gas emissions.

MITIGATION: None

Sources: 9

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VIII. HAZARDS AND HAZARDOUS MATERIALS--

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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DISCUSSION:

a-h) The proposed project does not produce a hazard or hazardous waste and will have no foreseeable impact related to Hazards and Hazardous Materials. The site is not located in an identified location according to CA Government Code 65962.5. Therefore, the proposed project would have *no impact* on hazards and hazardous materials.

MITIGATION: None

Sources: 12

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY--				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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DISCUSSION:

a-j) A grading and drainage plan will be implemented at the time of construction of the new school. Drainage on the property is proposed to be contained in an onsite 6 foot by 80 foot storm drain detention and infiltration basin at the rear of the property. Since the proposed project would have a slight increase in the amount of impervious area that could increase the amount of water runoff, the detention basin will hold the water and release it slowly so that there would be no effect on hydrology and water quality. This impact is potentially significant, but would be reduced to a *less-than-significant* level by implementing the following mitigation measures.

MITIGATION:

MM - Hydrology - 1) The applicant shall submit to the Building Department, a grading and drainage plan designed by a civil engineer. This plan shall be submitted to the Building Department with the building permit.

Sources: 13,18

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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X. LAND USE AND PLANNING--

Would the project:

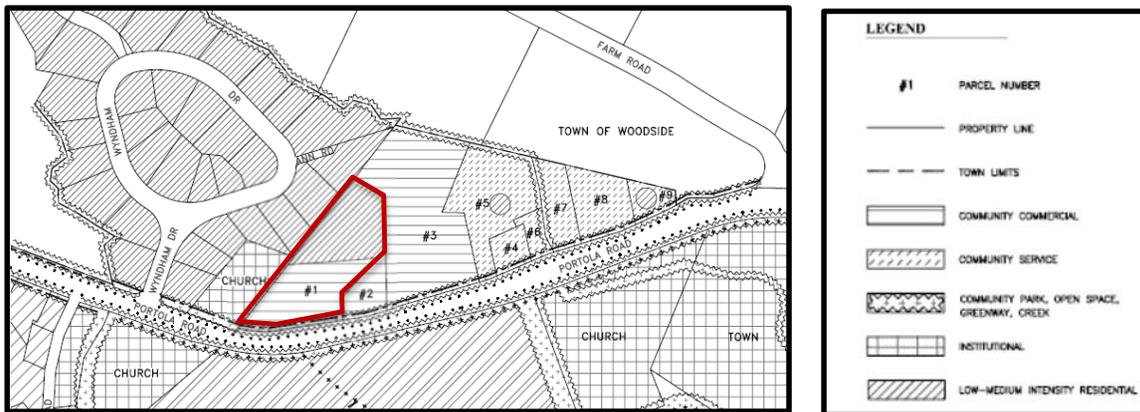
- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

a & c) The proposed project would not divide an established community as it would occur within an area that has historically been used as a commercial use. The project site is not located within any applicable habitat conservation plan or natural community conservation plan. The property is not part of an adopted habitat conservation plan or natural community conservation plan.

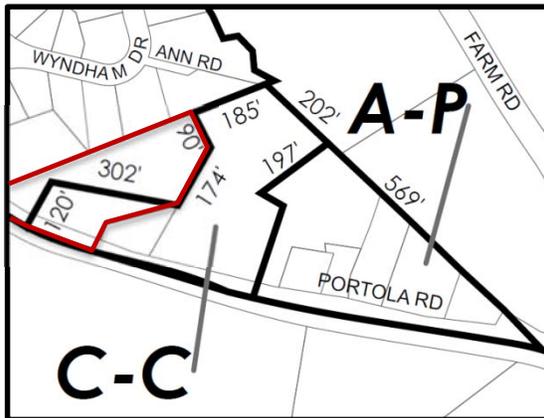
b) This section summarizes potential impacts to Land Use and Planning related to the proposed project based on the letter in support of the project prepared by Windmill School (Exhibit G).

The Town of Portola Valley General Plan Town Center Area Plan governs the designation for this property. Currently the front half of the property is designated as Community Commercial while the back half has a General Plan designation of Low – Medium Intensity Residential. It is believed that



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the rear half of the property obtained this designation due to the existence of the residence on this property and its proximity to the adjacent Wyndham Drive neighborhood. Staff believes that the change from Low - Medium Intensity Residential to Community Commercial is what the entire property would have been designated if the owner of Al's Nursery did not have his home on the property. Historically the entire property has been used for storage of materials for the Al's Nursery commercial use.



The current Zoning Designation is also split however in a different configuration as the General Plan Designation. A portion of the front of the property is zoned C-C (Community Commercial) while the portion closest to the adjacent Wyndham Drive neighborhood is zoned R-1/20M. This application would clean up this inconsistency and include the entire property into the C-C Zoning District.

By changing the General Plan and the Zoning Designation of this property the new Windmill School use would be consistent with what is allowed in the General Plan and Zoning Ordinance. The C-C District is intended to provide space for local retail and consumer services necessary to serve primarily the town and its spheres of influence. Pursuant to Section 18.20.030.e of the PVMC A nursery school is permitted as a condition use within the CC district. The student enrollment at the school is primarily made up of Portola Valley residents. Provisions under the C-C (Community Commercial) District regulations allows for educational, cultural, institutional and recreational uses such as churches, nursery schools, private clubs or recreation facilities under a conditional use permit.

If the General Plan and Zoning map amendment is approved, then the proposed project would be consistent with the Zoning Code resulting in a *less-than-significant impact*.

MITIGATION: None

Sources: 4,5,6

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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XI. MINERAL RESOURCES --

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

a-b) The proposed project will not result in the loss of mineral resources. The project is not located in an area known for valued minerals. Therefore, the proposed project would have *no impact* on mineral resources.

MITIGATION: None

Sources: 5,6

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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XII. NOISE--Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

This section summarizes the potential noise impacts related to the proposed project based on the Environmental Noise Study and Supplemental letter prepared by Charles M. Salter (Exhibit H).

a-d) The Town of Portola Valley Noise Ordinance stipulates that non-transportation generated noise levels are to be held to 50 Leq and 65 Lmax at an exterior residential receiver during daytime hours of 7:00 am to 10:00 pm. A review of the architectural plans for the project and calculated noise exposures at the nearest property lines to the north were performed by Charles Salter Associates. It was determined that noise from the playground areas within 80 feet of the adjacent residential properties would exceed the Town’s noise ordinance without mitigation. The applicant worked with the consultant to design a sound protection wall along the north property line that would shield and absorb the sound in such a way that it would reduce it to acceptable levels, provided that busier active play areas were kept at a distance of at least 25 feet. The report also addresses noise emission from the Family Hall if the doors and windows are open. This impact is potentially significant, but would

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be reduced to a *less-than-significant* level by implementing the following mitigation measures.

e-f) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport or within the vicinity of a private airstrip. Therefore, there would be *no impact* associated with the aircraft noise.

MITIGATION:

MM – Noise – 1) An 8 foot tall approximately 105 foot long acoustic sound wall shall be constructed along the northern end of the property as depicted on the approved site plan.

MM – Noise – 2) In order to keep noise levels less than 50 dBA. Highly active play areas shall be kept at a distance of at least 25 feet from the nearest residential property line to the north.

MM – Noise – 3) For events after 7:00 pm within the buildings, the rear (eastern) doors and north-facing windows of the Family Hall shall be kept closed after 7:00 pm. For special program/events after 7:00 pm, noise shall be controlled so not to exceed 50 dBA beyond the property lines adjacent to residential neighborhood.

MM – Noise – 4) The quiet zone garden area within 25 feet of the sound wall shall be reserved for teacher supervised listening and observing activities while using low voices. The quiet zone garden area shall not be used between the hours of 7:00 pm and 8:00 am.

Sources: 5,6,24

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XIII. POPULATION AND HOUSING--

Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

DISCUSSION:

a-c) The proposed project will not have a significant impact on population or housing. There is one vacant residence on the property that will be removed. Changing the General Plan and Zoning designation of a portion of the property from R-1/20M to Community Commercial District will not increase the necessity for housing. Therefore the proposed project would have *no impact* on population and housing.

MITIGATION: None

Sources: 3, 5

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES– Would the project:

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

a) The proposed project will not have a foreseeable impact on any public service or facility. Therefore, the proposed project would have *no impact* on public services.

MITIGATION: None

Sources: 3

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XV. RECREATION -- Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

a-b) The new pre-school will not increase the need for additional recreational facilities because the majority of the children who will attend the school are already residents of the Town. The proposed project would not include new or expanded Town or County park facilities. Therefore, the proposed project would have *no impact* on recreation.

MITIGATION: None

Sources: 5,6

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XVI. TRANSPORTATION/TRAFFIC –

Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

e) Result in inadequate emergency access?

f) Result in inadequate parking capacity?

g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

DISCUSSION:

This section uses information from the Transportation Study prepared for the proposed project by Hexagon Transportation Consultants, Inc. (Exhibit I).

a)The Portola Valley General Plan Circulation Element does not contain any policies establishing measures of effectiveness for the performance of the circulation system. The Town Center Area Plan discusses

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circulation and within the project area and calls for safe pedestrian and bicycle access to and inter-connections among non-residential developments. The project includes a 4 foot wide paved pedestrian path that is separated from the road with landscaping. As such, there would be a *less-than-significant impact*.

b) Hexagon conducted traffic volume and speed counts on Portola Road in February 2016 and found that the capacity of the two-lane road is operating substantially below the roads capacity. Based on data provided to the consultant, he concluded that there will be an estimated 592 new daily trips on the expected enrollment of the preschool and the after school enrichment program with a maximum of 120 persons on site at any one time. Based on this analysis, all of the roadway segments would remain within the typical volume levels. As such, there would be a *less-than-significant impact*.

c) No components of the proposed project have the potential to impact air traffic patterns. As such, the proposed project would not lead to an increase in air traffic and would have *no impact* on this mode of travel.

d) The Traffic Report concluded that sight distances on Portola Road at the entrance to the project site are adequate for the speed of the traffic. As such, the proposed project would not increase hazards due to a design feature and would have *no impact*.

e) The proposed project would not modify the surrounding roadway network nor would it significantly increase traffic, the proposed project would have *no impact* on emergency access.

f) Hexagon reviewed the parking plan layout and has stated that parking demand is based on conservative assumptions and the provided parking is adequate. The site plan includes spaces that are designated for teacher parking due to the difficulty of maneuvering during busy drop off and pick up times. During special events the school will have to arrange for off-site parking to accommodate the demand. There are a few potential lots adjacent to the project site that could serve the excess demand during special events therefore parking would have *no impact*.

g) The proposed project would not conflict with adopted policies, plans or programs regarding public transit and therefore would have *no impact* to public transportation.

MITIGATION: None

Sources: 1,3,5,25

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XVII. UTILITIES AND SERVICE SYSTEMS—

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

Water demand and wastewater discharge generated by the proposed project would be accommodated through the Town's existing water supply, sanitary sewer, and wastewater treatment infrastructure. The project will connect to the existing sewer main located in Portola Road and the existing onsite wastewater treatment system (OWTS) septic tank will be abandoned. As such, the proposed project would not require the expansion of existing facilities. Therefore; the proposed project would have *no impact* on utilities and service systems

MITIGATION: None

Sources: 1,3,14

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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE -- Would the project:

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

DISCUSSION:

a-c) The proposed project would result in short term impacts on biologic resources, cultural resources, geology and soils and noise. However, in each case, mitigation measures have been identified that would reduce all potentially significant impacts to a *less-than-significant* level. Additionally, the proposed project will not result in a negative impact to the environment, wildlife, plant or historical resource. The project does not have any foreseeable cumulative or unmitigated impacts as defined in this Initial Study.

MITIGATION: None

Sources: 1-25

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SOURCE LIST:

1. Field Inspection
2. Project Plans
3. Planner's Knowledge of the Area
4. Portola Valley Land Use and Zoning Map
5. Portola Valley General Plan
6. Portola Valley Municipal Code
7. Assessor's Maps, Office of County Assessor, San Mateo County
8. State Department of Conservation, Farmland Mapping and Monitoring Program 2016.
9. BAAQMD CEQA Guidelines: Assessing the Air Quality Impacts of Projects and Plans.
10. State Department Fish and Game CNDDDB Map
11. Geotechnical and Seismic Hazard Zones Map of Town of Portola Valley, Cotton Shires and Associates, 2010
12. DTSC Hazardous Waste and Substance Sites List, California Environmental Protection Agency
13. Federal Emergency Management Agency, Flood Insurance Rate Map, October 16, 2012.
14. Sanitary Sewer Map, West Bay Sanitary Sewer District
15. California Health and Safety Code Section 7050.5
16. CEQA Guidelines, 2016
17. Google Earth
18. H.T. Harvey & Associates, Biological Resources Report, dated May 11, 2016
19. Econo Tree Service, Tree Protection and Preservation Report prepared by Henry Kramer dated March 26, 2012
20. Ting & Associates, Inc., Geotechnical Investigation, dated April 10, 2016, May 17, 2016 and June 8, 2016.
21. Cotton, Shires Associates, Geotechnical Peer Review dated June 28 2016.
22. Architectural Resources Group, Historic Resource Evaluation, dated February 2016.
23. Town Historian, Nancy Lund, Comments on Historic Resources Evaluation for 900 Portola Road, dated March 11, 2016.
24. Charles M. Salter Noise Report dated April 5, 2016.
25. Hexagon Transportation Consultants, Inc., Traffic Study, dated June 28 2016.

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EXHIBIT LIST:

- A. H.T. Harvey & Associates, Biological Resources Report, dated May 11, 2016.
- B. Econo Tree Service, Tree Protection and Preservation Report, dated March 26, 2012.
- C. Architectural Resources Group, Historic Resource Evaluation, dated February 2016.
- D. Town Historian, Nancy Lund, Comments on Historic Resources Evaluation for 900 Portola Road, dated March 11, 2016.
- E. Ting & Associates, Inc., Geotechnical Investigation, dated April 10, 2016, May 17, 2016 and June 8 2016.
- F. Cotton, Shires Associates, Geotechnical Peer Review dated June28, 2016
- G. Windmill School letter dated April 11, 2016.
- H. Charles M. Salter, Peer review, dated March 1, 2016 and April 5, 2016.
- I. Hexagon Transportation Consultants, Inc., Traffic Study, dated June 28, 2016.

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Mitigation Measures

MM – Biologic Resources – 1) To the extent feasible, construction activities should be scheduled to avoid the nesting season. If construction activities are scheduled to take place outside the nesting season, all impacts to nesting birds protected under the MBTA and California Fish and Game Code will be avoided. The nesting season for most birds in San Mateo County extends from February 1 through August 31.

MM – Biologic Resources – 2) If it is not possible to schedule construction activities between September 1 and January 31, then pre-construction surveys for nesting birds shall be conducted by a qualified ornithologist to ensure that no nests will be disturbed during Project implementation. The surveys shall be conducted no more than seven days prior to the initiation of construction activities. During this survey, the ornithologist will inspect all trees and other potential nesting habitats (e.g., trees, shrubs, ruderal grasslands, buildings) in and immediately adjacent to the impact areas for nests. If an active nest is found sufficiently close to work areas to be disturbed by these activities, the ornithologist will determine the extent of a construction-free buffer zone to be established around the nest (typically 300 ft for raptors and 100 ft for other species), to ensure that no nests of species protected by the MBTA and California Fish and Game Code will be disturbed during Project implementation.

MM – Biologic Resources – 3) If construction activities will not be initiated until after the start of the nesting season, all potential nesting substrates (e.g., bushes, trees, grasses, and other vegetation) that are scheduled to be removed by the Project be removed prior to the start of the nesting season (e.g., prior to February 1). This will preclude the initiation of nests in this vegetation, and prevent the potential delay of the Project due to the presence of active nests in these substrates.

MM – Cultural Resources – 1) The applicant shall ensure the construction specifications include a stop work order if human remains are discovered during construction activities. There shall be no further excavation or disturbance of the site within a 50 foot radius of the location of such discovery, or any nearby area reasonably suspected to overlie adjacent remains. The San Mateo County Coroner shall be notified and will make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, s/he shall notify the Native American Heritage Commission, which will attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this state law, then the landowner shall reinter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

MM - Geology and Soils - 1) Beneath all hardscape and structures, only non-expansive import or non-expansive site earth materials shall be utilized for the construction of engineered fill. Site expansive earth materials are not approved for placement beneath pavement areas or site structures.

MM - Hydrology - 1) The applicant shall submit to the Building Department, a grading and drainage plan designed by a civil engineer. This plan shall be submitted to the Building Department with the building permit.

MM – Noise – 1) An 8 foot tall approximately 105 foot long acoustic sound wall shall be constructed along the northern end of the property as depicted on the approved site plan.

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MM – Noise – 2) In order to keep noise levels less than 50 dBA. Highly active play areas shall be kept at a distance of at least 25 feet from the nearest residential property line to the north.

MM – Noise – 3) For events after 7:00 pm within the buildings, the rear (eastern) doors and north-facing windows of the Family Hall shall be kept closed after 7:00 pm. For special program/events after 7:00 pm, noise shall be controlled so not to exceed 50 dBA beyond the property lines adjacent to residential neighborhood.

MM – Noise – 4) The quiet zone garden area within 25 feet of the sound wall shall be reserved for teacher supervised listening and observing activities while using low voices. The quiet zone garden area shall not be used between the hours of 7:00 pm and 8:00 am.

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Mitigation Monitoring Program
Windmill School and Family Education Center

	Mitigation Measure	Responsible Department	Must Be Completed By	Done
1	MM – Biologic Resources – 1) To the extent feasible, construction activities should be scheduled to avoid the nesting season. If construction activities are scheduled to take place outside the nesting season, all impacts to nesting birds protected under the MBTA and California Fish and Game Code will be avoided. The nesting season for most birds in San Mateo County extends from February 1 through August 31.	Planning Department	Prior to start of construction	
2	MM – Biologic Resources – 2) If it is not possible to schedule construction activities between September 1 and January 31, then pre-construction surveys for nesting birds shall be conducted by a qualified ornithologist to ensure that no nests will be disturbed during Project implementation. The surveys shall be conducted no more than seven days prior to the initiation of construction activities. During this survey, the ornithologist will inspect all trees and other potential nesting habitats (e.g., trees, shrubs, ruderal grasslands, buildings) in and immediately adjacent to the impact areas for nests. If an active nest is found sufficiently close to work areas to be disturbed by these activities, the ornithologist will determine the extent of a construction-free buffer zone to be established around the nest (typically 300 ft for raptors and 100 ft for other species), to ensure that no nests of species protected by the MBTA and California Fish and Game Code will be disturbed during Project implementation.	Planning Department	During construction	
3	MM – Biologic Resources – 3) If construction activities will not be initiated until after the start of the nesting season, all potential nesting substrates (e.g., bushes, trees, grasses, and other vegetation) that are scheduled to be removed by the Project be removed prior to the start of the nesting season (e.g., prior to February 1). This will preclude the initiation of nests in this	Planning Department	Prior to start of construction	

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	vegetation, and prevent the potential delay of the Project due to the presence of active nests in these substrates.			
4	MM – Cultural Resources – 1) The applicant shall ensure the construction specifications include a stop work order if human remains are discovered during construction activities. There shall be no further excavation or disturbance of the site within a 50 foot radius of the location of such discovery, or any nearby area reasonably suspected to overlie adjacent remains. The San Mateo County Coroner shall be notified and will make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, s/he shall notify the Native American Heritage Commission, which will attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this state law, then the landowner shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.	Planning Department	Prior to completion of Project	
5	MM - Geology and Soils - 1) Beneath all hardscape and structures, only non-expansive import or non-expansive site earth materials shall be utilized for the construction of engineered fill. Site expansive earth materials are not approved for placement beneath pavement areas or site structures.	Building Department	At time of submission of building permit	
6	MM - Hydrology - 1) The applicant shall submit to the Building Department, a grading and drainage plan designed by a civil engineer. This plan shall be submitted to the Building Department with the building permit.	Building Department	At time of submission of building permit	
7	MM – Noise – 1) An 8 foot tall approximately 105 foot long acoustic sound wall shall be constructed along the northern end of the property as depicted on the approved site plan.	Planning Department	Prior to occupancy	
8	MM – Noise – 2) In order to keep noise levels less than 50 dBA. Highly active play areas shall be kept at a distance of at least 25	Planning Department	At all times	

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	feet from the nearest residential property line to the north.			
9	MM – Noise – 3) For events after 7:00 pm within the buildings, the rear (eastern) doors and north-facing windows of the Family Hall shall be kept closed after 7:00 pm. For special program/events after 7:00 pm, noise shall be controlled so not to exceed 50 dBA beyond the property lines adjacent to residential neighborhood.	Planning Department	At all times	
10	MM – Noise – 4) The quiet zone garden area within 25 feet of the sound wall shall be reserved for teacher supervised listening and observing activities while using low voices. The quiet zone garden area shall not be used between the hours of 7:00 pm and 8:00 am.	Planning Department	At all times	