



2018122054

NOTICE OF PREPARATION

The City of Palo Alto is the lead agency requesting input regarding the preparation of an Environmental Impact Report (EIR) for the proposed 4256 El Camino Real Hotel Project, a project pursuant to the California Environmental Quality Act (CEQA). The EIR is being prepared pursuant to CEQA Guidelines Section 15183 (“Projects Consistent with a Community Plan or Zoning”). A Comprehensive Plan Consistency Environmental Checklist is also being prepared and will be released with the Draft EIR. The purpose of this Notice of Preparation is to solicit input on the scope and content of the EIR for the proposed project, pursuant to CEQA *Guidelines* Section 15082.

PROJECT TITLE 4256 El Camino Real Hotel Project

PROJECT APPLICANT Randy Popp
210 High St
Palo Alto California, 94301

PROJECT DESCRIPTION

The proposed project would involve demolition of an existing restaurant building and construction of a five-story hotel building at 4256 El Camino Real in Palo Alto. The hotel would include 100 guest rooms, underground parking with mechanical lifts, and an exterior courtyard. Hotel amenities would include a fitness room, business center, restaurant/café, and bar. The total gross square feet (sf) of the project would be approximately 51,300 sf. The building roof height would be 50 feet, with mechanical equipment and an associated mechanical screen extending no more than 8 feet above the maximum ridge of the roof. The rear of the building would include an outdoor patio area with a pedestrian path, seating, a lounge area, and a gathering space with a fire pit for use by hotel guests. Parking would include 85 parking stalls plus 17 valet aisle spaces for a total of 102 vehicle spaces located in a two-level subterranean garage accessible via a driveway from El Camino Real.

PROJECT LOCATION The project site is located at 4256 El Camino Real in the City of Palo Alto in Santa Clara County. The project site encompasses approximately 0.60 acres on one assessor’s parcel (Assessor’s Parcel Number 167-08-042). The site is located along El Camino Real northeast of the intersection of El Camino Real and Dinahs Court and approximately 0.25 miles southeast of the intersection of El Camino Real and Arastradero Road/West Charleston Road.

PROBABLE ENVIRONMENTAL EFFECTS

The City of Palo Alto has determined that an EIR will be prepared for the proposed project. Based on preliminary analysis in an Initial Study, the probable environmental impacts that will be analyzed as part of the EIR are in the issue areas of Noise, Geology and Soils, Biological
[Governor's Office of Planning & Research](#)

JUL 05 2019

STATE CLEARINGHOUSE

Resources (tree protection), Transportation, and Cultural Resources. The specific issue areas to be studied may change based on the conclusions of the final draft Comprehensive Plan Consistency Environmental Checklist and comments received during the EIR scoping period. The project plans may be reviewed at the City's planning offices on the fifth floor of City Hall at 250 Hamilton Avenue, Palo Alto, California, 650-329-2225 or online at <http://bit.ly/4256ECR>.

STREAMLINED CEQA PROCESSING FOR PROJECTS CONSISTENT WITH A COMMUNITY PLAN OR ZONING

The City's preliminary review indicates that the project may qualify for streamlined review under CEQA Guidelines Section 15183, due to its potential conformance with the with the development density established by existing zoning and the 2030 Comprehensive Plan. The purpose of Guidelines section 15183, for eligible projects, is to allow lead agencies to limit the topics subject to study in an EIR to those that are peculiar to the parcel or to the project, have not been addressed as significant effects in a prior EIR, or cannot be substantially mitigated by the imposition of uniformly applied development policies or standards. The primary planning level decision is the adopted 2030 Comprehensive Plan, and the referenced environmental documentation is the 2017 Comprehensive Plan Update Final EIR.

Pursuant to CEQA Guidelines Section 15082(b), your comments regarding the scope and content of the environmental analysis must be submitted no later than 30 days after receipt of this notice. The public review period is from July 5, 2019, until August 5, 2019. Please send your comments no later than August 5, 2019, directly to:

Samuel J. Gutierrez
City of Palo Alto, 250 Hamilton Avenue, Fifth Floor
Palo Alto, CA 94301

Email: Samuel.Gutierrez@CityofPaloAlto.org

	Associate Planner	July 5, 2019
<i>Signature (Public Agency)</i>	<i>Title</i>	<i>Date</i>

NOP Distribution List

County: *Santa Clara*

dk

SCH#

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- Resources Agency**
Nadell Gayou
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Allyson Hitt
- Colorado River Board**
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- Dept. of Conservation**
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- Cal Fire**
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- Central Valley Flood Protection Board**
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- Office of Historic Preservation**
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- Dept of Parks & Recreation**
Environmental Stewardship Section
- S.F. Bay Conservation & Dev't. Comm.**
Steve Goldbeck
- Dept. of Water Resources**
Resources Agency
Nadell Gayou

Fish and Wildlife

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Environmental Services Division
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Curt Babcock
- Fish & Wildlife Region 1E**
Laurie Harnsberger
- Fish & Wildlife Region 2**
Jeff Drongesen
- Fish & Wildlife Region 3**
Craig Weightman

- Fish & Wildlife Region 4**
Julie Vance
- Fish & Wildlife Region 5**
Leslie Newton-Reed
Habitat Conservation Program
- Fish & Wildlife Region 6**
Tiffany Ellis
Habitat Conservation Program
- Fish & Wildlife Region 6 I/M**
Heidi Calvert
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Wildlife M**
William Paznokas
Marine Region

Other Departments

- California Department of Education**
Lesley Taylor
- OES (Office of Emergency Services)**
Monique Wilber
- Food & Agriculture**
Sandra Schubert
Dept. of Food and Agriculture
- Dept. of General Services**
Cathy Buck
Environmental Services Section
- Housing & Comm. Dev.**
CEQA Coordinator
Housing Policy Division

Independent Commissions, Boards

- Delta Protection Commission**
Erik Vink
- Delta Stewardship Council**
Anthony Navasero
- California Energy Commission**
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- Native American Heritage Comm.**
Debbie Treadway
- Public Utilities Commission**
Supervisor
- Santa Monica Bay Restoration**
Guangyu Wang
- State Lands Commission**
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- Tahoe Regional Planning Agency (TRPA)**
Cherry Jacques

Cal State Transportation Agency CalSTA

- Caltrans - Division of Aeronautics**
Philip Crimmins
- Caltrans - Planning HQ LD-IGR**
Christian Bushong
- California Highway Patrol**
Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

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- Caltrans, District 2**
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- Caltrans, District 3**
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- Caltrans, District 4**
Patricia Maurice
- Caltrans, District 5**
Larry Newland
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- Caltrans, District 11**
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Cal EPA

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- State Water Resources Control Board**
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Division of Drinking Water
- State Water Resources Control Board**
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- State Water Resources Control Board**
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality
- State Water Resources Control Board**
Phil Crader
Division of Water Rights
- Dept. of Toxic Substances Control Reg. # _____**
CEQA Tracking Center
- Department of Pesticide Regulation**
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

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- RWQCB 2**
Environmental Document Coordinator
San Francisco Bay Region (2)
- RWQCB 3**
Central Coast Region (3)
- RWQCB 4**
Teresa Rodgers
Los Angeles Region (4)
- RWQCB 5S**
Central Valley Region (5)
- RWQCB 5F**
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- RWQCB 6**
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- RWQCB 6V**
Lahontan Region (6)
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- RWQCB 7**
Colorado River Basin Region (7)
- RWQCB 8**
Santa Ana Region (8)
- RWQCB 9**
San Diego Region (9)
- Other** _____

- _____
Conservancy