



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Pursuant to Sections 15086 and 15087, Title 14, California Code of Regulations, this Notice is given to advise interested parties and public agencies that the City of Palo Alto has completed a Draft Environmental Impact Report (Draft EIR) for the proposed project described below and that the Draft EIR is available for public review. The project description, location, and the potential environmental effects are discussed below. The project is not listed as a hazardous materials site under Section 65962.5 of the Government Code.

PROJECT TITLE	4256 El Camino Real Hotel Project
PROJECT APPLICANT	Randy Popp 210 High Street Palo Alto, California 94303

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. The hotel would include 97 guest rooms, some with balconies, 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 size of the project would be approximately 51,900 square feet. The project includes an outdoor patio area with outdoor restaurant seating, a pedestrian path, and a lounge area. Parking would include 86 parking stalls plus 17 valet aisle spaces for a total of 103 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 Draft EIR identifies potentially significant environmental impacts in the following issue area topics: biological resources, cultural resources, geology and soils, noise, and transportation/traffic. However, all impacts can be reduced to a level of less than significant with implementation of mitigation.

The City's review indicates that the project qualifies 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, 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, that 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 Comprehensive Plan Update Final EIR (approved in 2017).

REVIEW PERIOD

Consistent with the State CEQA *Guidelines* (Section 15105), the Draft EIR will be available for public comment for a 45-day review period. The Draft EIR is available for viewing during normal business hours in the Planning Department office (fifth floor) at 250 Hamilton Avenue, Palo Alto, CA 94301 and at the Downtown Library and the Mitchell Park Library. The Draft EIR is also available at [//bit.ly/4256ECR](http://bit.ly/4256ECR). The public comment period for the Draft Environmental Impact Report will begin on December 20, 2019 and end on February 3, 2020. Comments may be submitted, in writing, by 5:00 PM on February 3, 2020 and addressed to:

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

Email: Samuel.Gutierrez@CityofPaloAlto.org

PUBLIC MEETING

The City of Palo Alto will hold a public meeting to consider the proposed project and the EIR at the Architectural Review Board meeting on January 16, 2020, at 8:30 AM at the Council Chambers at the address above.



Signature (Public Agency)

Planner
Title

12/18/2019
Date