

City of Palo Alto
Development of Planning and Community Environment

California Environmental Quality Act

REVISED NOTICE OF PREPARATION

This Notice of Preparation has been revised to extend the public comment period and to clarify that the project has been determined to have potential environmental impacts in the resource area of aesthetics. No changes in the proposed project have been made.

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TO: Responsible and Trustee Agencies, Organizations, and Interested Parties

FROM: City of Palo Alto
250 Hamilton Avenue
Palo Alto, California 94301
Contact: Amy French, Chief Planning Official

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report (EIR) for the Castilleja School Conditional Use Permit Amendment, Master Plan, Parcel Map with Exception and a Variance to allow the pedestrian access and vehicle ramp into the subterranean garage to encroach into the Embarcadero Road special setback and the Emerson Street side setback, and some subterranean parking to encroach into the Embarcadero Road and side setbacks.

AGENCIES: The City of Palo Alto requests that public agencies provide comments regarding the scope and content of the EIR as it relates to an agency's statutory responsibilities in connection with the proposed project in accordance with California Code of Regulations, Title 14, Section 15082(b).

ORGANIZATIONS AND INTERESTED PARTIES: The City of Palo Alto requests comments and concerns from organizations and interested parties regarding the environmental effects associated with construction and operation of the proposed project.

PROJECT TITLE: Castilleja School

PROJECT LOCATION: 1310 Bryant Street and 1235 and 1263 Emerson Street, Palo Alto, CA 94301. Project site is 286,783 sf comprised of three parcels: (1) APN 124-12-034 (1310 Bryant, school site), (2) APN 124-12-031 (1235 Emerson, "Emerson House" aka 'Lockey/Alumnae House', 75' on Emerson St), and (3) APN 124-12-033 (1263 Emerson, "Head's House', 105' on Emerson St).

PROJECT DESCRIPTION: Castilleja School is an all-girls private school in Palo Alto that has been operating since 1907. Currently, the school serves grades 6 through 12. The school's facilities include an administrative building, a maintenance facility, a chapel theater, classrooms, a gymnasium, pool, above ground parking areas, athletic fields, and a dining hall. The project proposal is to demolish two homes on adjacent Castilleja-owned parcels (at 1235 and 1263 Bryant) and merge the two parcels into the Castilleja campus parcel via Parcel Map with Exception, and demolish four existing buildings and replace them with a single building. The applicant seeks to expand enrollment and redevelop the existing campus in three construction phases:

1. Construct a below-grade parking structure under the merged parcels to accommodate 130 vehicles, re-route drop-off and pick-up through the garage, and increase enrollment to a maximum of 490 students;
2. Relocate the existing pool, complete bikeway station on Bryant Street Bicycle Boulevard, and increase enrollment to a maximum of 520 students; and
3. Relocate deliveries and waste pick-ups further from the street and below grade, reduce number of food service deliveries by 10%, implement sustainability plan, and increase enrollment to a maximum of 540 students.

In order to accomplish the proposed project, Castilleja School Foundation has submitted an application to amend the school's existing Conditional Use Permit and an Architectural Review application. Including future phase construction of a new campus building, the project would result in an increase in the total building square footage within the campus by 26,700 square feet, all of which would be below grade - above grade the square footage would remain the same. The applicant also proposes to increase the number of off-street parking spaces from 73 to 170. Of these, 130 would be below ground and 40 of which would be in surface parking lots. This would reduce the number of above ground spaces by 33 spaces. The amount of open space would also increase by 6,182 square feet. Finally, the project includes a Transportation Demand Management Plan to offset transportation impacts and a proposal for no net new automobile trips, as well as a Sustainability Program. Additional project details and figures are provided in the Initial Study, which is available for review at the City of Palo Alto website for this project: http://www.cityofpaloalto.org/gov/topics/castilleja_school.asp

POTENTIAL ENVIRONMENTAL EFFECTS: As documented in the Initial Study, the following areas of potentially significant environmental impact will be analyzed in the Draft EIR: Aesthetics, Air Quality (project construction only), Biological Resources (trees and migratory birds), Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Land Use and Planning, Noise, Traffic, and Tribal Cultural Resources. Potential cumulative impacts and

potential for growth inducement will be addressed; alternatives, including the No Project Alternative, will be evaluated.

SCOPING MEETING: The City of Palo Alto will hold a scoping meeting as part of the Planning and Transportation Commission's regularly scheduled meeting on February 8, 2017. The meeting will start at 6:00 p.m. and will be held at the City of Palo Alto Council Chambers, located in City Hall at 250 E. Hamilton Avenue. The meeting agenda will be posted to the City's website: <http://www.cityofpaloalto.org/gov/boards/ptc/default.asp>. Interested parties are welcome to attend and present environmental information or concerns that you believe should be addressed in the EIR.

This NOP and Initial Study as well as future CEQA documents for this project will be available for review at the City's website for this project:
http://www.cityofpaloalto.org/gov/topics/castilleja_school.asp

If you require additional project information, please contact Amy French, Chief Planning Official, at amy.french@cityofpaloalto.org

PUBLIC REVIEW PERIOD: This NOP is available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b), for 30 days. The comment period for the NOP begins January 23, 2017 and ends on ~~February 22~~ March 15, 2017. The City has extended the public comment period beyond the 30-day limit. ~~Due to the limits 30-days mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.~~

RESPONSES AND COMMENTS: Please indicate a contact person for your agency and send your responses and comments to:

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