



MAR 14 2019

STATE CLEARINGHOUSE

Notice of Intent to Adopt a Mitigated Negative Declaration

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et sec.) that the following project will not have a significant effect on the environment.

File Number	APN(s)	Date
18PLN-00186	008-03-084 and 008-03-066	3/15/19
Project Name		Project Type
1700-1730 Embarcadero Road Auto Dealership		Auto Dealership
Owner		Applicant
Holman Embarcadero, LLC (1700 Embarcadero) & Pare, LLC (1730 Embarcadero)		Lyle Hutson 305 North Coast Highway Laguna Beach, CA 92651
Project Location		
The project site is located at 1700 and 1730 Embarcadero Road in the City of Palo Alto in Santa Clara County. The project site encompasses 209,888 square feet (4.82 acres) on two parcels (Assessor's Parcel Numbers 008-03-084 and 008-03-066) at the southeast corner of Embarcadero Road and East Bayshore Road.		
Project Description		
The proposed project would involve demolition of two existing commercial buildings and the construction of a new automotive sales and dealership building for use by both Mercedes Benz and Audi car companies as well as associated surface parking and landscaping. In addition, a separate 2,155 square foot carwash building would be constructed at the rear of the project site and would be shared by both auto dealerships. The proposed project would occur in two phases. Phase One would involve demolition of the existing 10,000-square foot single-story, vacant restaurant building and associated surface parking, and the construction of a Mercedes Benz dealership including showroom, customer support, offices, a service and parts center, three detail bays, and vehicle storage and parking areas. Phase Two of the proposed project would involve moving the existing Audi dealership from its current location at 1730 Embarcadero Road to the new building at 1700 Embarcadero Road (completed in Phase One) and partial demolition of the existing Audi dealership service center. The existing Audi showroom at the northeast portion of the project site would remain and all other structures and surface parking at 1730 Embarcadero would be demolished. In addition, Phase Two of the proposed project would involve the construction of a new Audi dealership with customer support, offices, a service and parts center, two detail bays, a photo booth and associated vehicle storage and parking. The new Audi dealership would be constructed to form one building with the new Mercedes Benz dealership. The project also includes the rezoning of the 1730 Embarcadero parcel from PC to CS(D)(AD) and the inclusion of the (AD) overlay to the 1700 Embarcadero parcel.		

Purpose of Notice

Pursuant to Section 21092 and 21092.3 of the Public Resources Code and CEQA Guidelines Section 15072, as amended to date, this notice is to advise you that the City of Palo Alto has prepared an Initial Study on the following project to evaluate the environmental impacts of the project identified below. The Initial Study concludes that the project described below would not have a significant effect on the environment, and therefore, the City proposes to adopt a Mitigated Negative Declaration (MND). The purpose of this notice is to inform the public of the City's intent to adopt a MND for the project, and to provide an opportunity for public comments on the draft MND/Initial Study.

Public Hearing

The Planning and Transportation Commission (PTC) is anticipated to consider the project as part of its regularly scheduled meeting on Wednesday, February 13, 2019. This meeting will be held at 6:00 p.m. and will be held at the City of Palo Alto Council Chambers, located in City Hall at 250 Hamilton Avenue. The meeting agenda will be posted to the ARB's website. Interested parties should check the ARB agenda on the City's website to confirm the meeting time, date, and location:
<https://www.cityofpaloalto.org/gov/boards/ptc/default.asp>

The Architectural Review Board (ARB) is anticipated to consider the project as part of its regularly scheduled meeting on Thursday, February 21, 2019. The meeting will start at 8:30 AM and will be held at the City of Palo Alto Council Chambers, located in City Hall at 250 Hamilton Avenue. The meeting agenda will be posted to the ARB's website. Interested parties should check the ARB agenda on the City's website to confirm the meeting time, date, and location:
<https://www.cityofpaloalto.org/gov/boards/architectural/default.asp>

Public Review Period:**Begins: 3/15/19****Ends: 4/15/19**

Public Comments regarding the correctness, completeness, or adequacy of this negative declaration are invited and must be received on or before the hearing date. Such comments should be based on specific environmental concerns. Written comments should be addressed to

Sheldon S. Ah Sing
 City of Palo Alto
 250 Hamilton Avenue
 Palo Alto, CA 94301

Or emailed to sahsing@m-group.us. Oral comments may be made at the hearings. A file containing additional information on this project may be reviewed at the Planning Office under the file number appearing at the top of this form. For additional information regarding this project and the Negative Declaration, please contact Sheldon Ah Sing at (408) 340-5642.

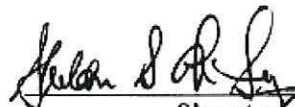
The Negative Declaration and Initial Study may be viewed at the following locations during regular business hours:

- (1) Planning and Community Environment office at 250 Hamilton Avenue in Palo Alto
- (2) Downtown library at 270 Forest Avenue
- (3) Mitchell Park library at 3700 Middlefield Road
- (4) City's website: <https://www.cityofpaloalto.org/news/displaynews.asp?NewsID=4367>

Responsible Agencies that received a copy of this document:

No responsible agencies for this project

Prepared by: Sheldon S. Ah Sing
 Print Name


 Signature

13 MAR 2019
 Date