



CITY OF
**PALO
ALTO**

PLANNING & COMMUNITY ENVIRONMENT

250 Hamilton Avenue, 5th Floor
Palo Alto, CA 94301
650.329.2441

Notice of Availability of an Environmental Impact Report

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et sec.) that the following project may have a significant effect on the environment.

File Number	APN(s)	Date
21PLN-00108 (Architectural review application) and 21PLN-00112 (Tentative parcel map application)	Assessor’s Parcel Numbers (APN) 132-38-071, 132-32-036, and 132-32-042 and 132-32-043	09/16/2022
Project Name		Project Type
200 Portage Avenue Townhome Project		Residential
Project Site Owner		Applicant
APNs 132-38-07, 132-32-042, and 132-32-043: SI 45 LLC 599 Castro St, Suite 400, Mountain View, CA 94041 APN 132-32-036: Stan and Evy, LLC 165 Sausal Dr., Portola Valley, CA 94028		Sobrato Organization 599 Castro Street, Suite 400 Mountain View, CA 94041
Project Location		
The “project site” includes the entire area bounded in a yellow line on Figure 1. The project site encompasses approximately 14.27 acres across several parcels. The project site includes all of Assessor’s Parcel Numbers (APN) 132-38-071, 132-32-036, and 132-32-042 and APN 132-32-043 in the City of Palo Alto. The project site is roughly bounded by Park Boulevard to the north, Christopher Circle and Ash Avenue to the south, residences to the west, and commercial uses to the east. The proposed townhome project would be located on the “area of development” as indicated on Figure 1 which includes portion of the project site. The area of development encompasses approximately 4.86-acres and is generally bounded by Park Boulevard to the north, commercial development to the south, Olive Avenue and residences to the west, and Matadero Creek to the east. The area of development includes all of APNs 132-32-036, 132-38-01, and portions of 132-32-042 and 132-32-043. There are numerous addresses associated with the area of proposed development, including: 200-404 Portage Avenue, 3040-3250 Park Boulevard, and 3201-3225 Ash Street.Pursuant to		
Project Description		
The proposed project would involve a proposed tentative map and final map to merge and subdivide four parcels in order to create two resulting parcels. On one of the new parcels (4.86 acres), the project would involve a condominium subdivision to create 91 new condominium units utilizing density bonus allowances. The other parcel (9.41 acres) would include the remaining parts of the existing cannery building as well as other existing commercial buildings, including a one-story office building located at 3201-3225 Ash Street and two one-story office buildings located at 3250 Park Boulevard and 278 Lambert Avenue. The proposed townhome project would involve the demolition of the portion of the existing commercial building at 200 Portage and the commercial building at 3040 Park within the area of development and construction of 91 new residential units within 16 three-story buildings. The proposed residential units would be distributed throughout four building types: four-plex buildings, five-plex buildings, six-plex buildings, and seven-plex buildings. Fifty-nine units would include three bedrooms, and 32 units would include four bedrooms. The buildings would be distributed in four rows throughout the site, and new private streets would be constructed between and surrounding the buildings.		

Each residential unit would be three stories and would include a two-car garage. The building designs would feature a contemporary design, with flat roofs, large rectangular windows, wood paneling, and painted stucco. Access to the proposed residential units and garages would be available from newly constructed private street between the buildings, which would be accessed from new private streets from Park Park Boulevard and Portage Avenue. The project would include a total of 182 parking spaces in garages and additional surface spaces near the southern portion of the site. The proposed project is a housing development project.

The project site contains one commercial building constructed in 1918. Known as the Bayside Canning Company (later occupied by Fry's Electronics store, Research and Development, and warehouse uses), the two-story cannery was previously recommended eligible for listing in the California Register of Historical Resources for its association with Palo Alto's early agricultural history.

Purpose of Notice

The City of Palo Alto will be the lead agency and has prepared a Draft Environmental Impact Report (EIR) for the proposed project. This Notice of Availability is sent pursuant to Section 15082 of the California Environmental Quality Act (CEQA) Guidelines to solicit comments from responsible and trustee agencies and interested parties concerning the Draft EIR, which addresses the potential physical and environmental effects of the proposed project in accordance CEQA.

Public Hearings

The City of Palo Alto, in its role as Lead Agency, will hold public meetings to consider the EIR and the proposed project. The project will be considered at a regular meeting of the **City of Palo Alto Planning and Transportation Commission (PTC) on Wednesday, October 12, 2022**. The meeting will start at 6:00 PM and can be accessed online or may be attended in person at City of Palo Alto City Hall Council chambers located on the ground floor at 250 Hamilton Avenue Palo Alto, CA 94301. The meeting agenda and information to join the meeting will be posted to the PTC's website one week prior to the hearing. Interested parties should check the PTC agenda on the City's website to confirm the meeting time, date, and location: <https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Planning-and-Transportation-Commission-PTC>

Comment Period:

Begins: 09/16/2022

Ends: 10/31/2022

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 45 days after receipt of this notice. If you are a governmental agency with discretionary authority over initial or subsequent aspects of this project, describe that authority and provide comments regarding potential environmental effects that are germane to your agency's area of responsibility. We also respectfully request the name of a contact person for your agency. Responses to comments will be incorporated into the Final EIR.

Written comments should be addressed to:

Claire Raybould, AICP, Senior Planner
City of Palo Alto
250 Hamilton Avenue
Palo Alto, CA 94301
Claire.Raybould@cityofpaloalto.org

Copies of the EIR are available online at: <https://tinyurl.com/200-Portage-Project>

For additional information regarding this project and the Draft EIR, please contact Claire Raybould at (650) 329-2116 or claire.raybould@cityofpaloalto.org.

Responsible Agencies that received a copy of this document:

No responsible agencies have been identified for this project.

Summary of Impacts

The Draft EIR found that the proposed would have no physical environmental impacts related to agriculture and forestry resources and mineral resources. Impacts related to aesthetics, air quality, energy, geology and soils, greenhouse gas emissions, hydrology and water quality, land use and planning, population and housing, public services, recreation, and utilities and service systems would be less than significant. Impacts related to biological resources, archaeological resources, hazards and hazardous materials, noise, transportation, and tribal cultural resources would be significant but mitigable to less than significant. Impacts related to historical resources would be significant and unavoidable because the project would involve partial demolition of an eligible historic resource.

The CEQA Guidelines require analysis of a reasonable range of alternatives to the project, or to the location of the project, which would feasibly attain most of the project's basic objectives and avoid, or substantially lessen, any of the significant effects of the project. The Draft EIR analyzes the following three alternatives: 1) No Project Alternative, 2) Adaptive Reuse of Eligible Historic Resource for Housing Alternative, and 3) Development Agreement Alternative. Alternative 2 was identified as the environmentally superior alternative.

Prepared by:

Claire Rayboud

Print Name



Signature

9/15/22

Date

Figure 1 **Project Location**

