



CITY OF
**PALO
ALTO**

PLANNING & DEVELOPMENT SERVICES

250 Hamilton Avenue, 5th Floor
Palo Alto, CA 94301
(650) 329-2441

Notice of Preparation 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
24PLN-00100; 24PLN-00223	124-28-045; 124-28-003	December 17, 2024
Project Name		Project Type
156 California Avenue Mixed-Use Project		Mixed-Use
Owner		Project Sponsor
Redco Development		Redco Development
Project Location		
<p>The site is located on two lots in the City of Palo Alto. Lot A is 1.14 acres, situated at the corner of Park Boulevard and California Avenue (APN 124-28-045). Lot B is 0.29 acres, situated at the corner of Park Boulevard and Cambridge Avenue (APN 124-28-003). The two lots are separated by Cambridge Avenue. Both parcels are developed and located adjacent to a mix of residential and commercial development.</p> <p>Lot A currently contains a grocery store and surface parking lot; Lot B contains a surface parking lot. Vehicle access to the Lot A parking lot is provided via one driveway on California Avenue and one driveway on Cambridge Avenue. Vehicle access to the Lot B parking lot is provided via one driveway on Park Boulevard and one driveway on Cambridge Avenue. Pursuant to Section 15087(c)(6) of the California Environmental Quality Act (CEQA) Guidelines, the site is not on any hazardous waste list identified under Section 65962.5 of the Government Code.</p>		
Project Description		
<p>The proposed project is a request for Major Architectural Review and is being pursued under the provisions of Government Code Section 65589(D)(5), known as the “Builder’s Remedy”, which precludes a jurisdiction from disapproving certain housing developments on the basis of inconsistency with zoning regulations or land use designations. The project would demolish the existing improvements on-site to construct a new mixed-use development consisting of 382 residential units and 19,500 square feet of commercial space (described further below). Consistent with the provisions of the Builder’s Remedy, a percentage of the units would be provided as below market rate units.</p> <p>The project would demolish the existing grocery store and parking lot on Lot A and construct one seven-story podium building and one 17-story tower (Tower A). On Lot B, the project would demolish the existing parking lot and construct one 11-story tower (tower B). The podium building and tower A would share two levels of underground parking and be connected at the first and second floors. The third floor would include a courtyard between the buildings, and the remaining floors would be individual to each building. Tower A would include 3,316 square feet of commercial space on the ground floor and 192 residential units on floors two through 17. The podium building would include a 14,709 square foot grocery store on the ground floor and 112 residential units on floors two through seven. Tower B would include 1,422 square feet of retail space on the ground floor and 78 residential units on floors two through 11. A Tentative Map for a condominium subdivision for each of the commercial spaces on the two lots is also proposed.</p> <p>Amenities between tower A and the podium building would include Privately Owned Open Space on the ground floor, as well as a third-floor deck. The roof of the podium building would include an indoor coworking space. All three buildings would have a rooftop open space area. Vehicular access to Lot A would be provided</p>		

via a two-way driveway along Cambridge Avenue, and there would be a service alley running through the project site from Cambridge Avenue to California Avenue. Vehicular access to Lot B would also be provided via a two-way driveway along Cambridge Avenue. The project would provide a combined total of approximately 310 parking spaces.

Purpose of Notice

The City of Palo Alto is the lead agency and will prepare an Environmental Impact Report (EIR) for the proposed project. The purpose of an EIR is to inform decision-makers and the general public of the environmental effects of the proposed project that an agency may implement or approve. The EIR process is intended to provide sufficient information to evaluate a project and its potential for significant impacts on the environment; to examine methods of reducing adverse impacts; and to consider alternatives to the project. This Notice of Preparation (NOP) is sent pursuant to Section 15082 of the CEQA Guidelines to document initiation of the EIR process and solicit comments. Comments on the NOP are received from responsible and trustee agencies and interested parties concerning the scope of issues to be addressed in the EIR. The City will consider all comments during the drafting of the EIR.

EIR Comment Period:

Begins: 12/17/24

Ends: 1/16/25

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 30 days after receipt of this notice. Please focus your comments on the project's potential environmental impacts and recommendations for methods of avoiding, reducing, or otherwise mitigating those impacts. 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. Written comments should be addressed to:

Claire Raybould
Interim Manager, Current
Planning
City of Palo Alto
250 Hamilton Avenue
Palo Alto, CA 94301
Claire.Raybould@CityofPaloAlto.org

Additional information on this project may be reviewed online at
<https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Current-Planning/Projects/156-California-Avenue>.

Responsible Agencies that received a copy of this document:

Regional Water Quality Control Board

Potential Environmental Effects:

In accordance with Sections 15120 et seq. of the CEQA Guidelines, the EIR will include the following: a summary of the project; a project description; a description of the existing environmental setting, probable environmental impacts and mitigation measures; and environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented, (b) any significant irreversible and irretrievable commitments of resources, (c) the growth inducing impacts of the proposed project, and (d) cumulative impacts.

Consistent with the CEQA Guidelines Appendix G Checklist, the topical areas to be addressed in the Draft EIR are Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise and Vibration, Population and Housing, Public Services and Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. It is anticipated that impacts related to noise and vibration, tribal and cultural resources, hydrology, and utilities and service systems, and land use may be significant. The Draft EIR will also examine a reasonable range of alternatives to the proposed project, including the CEQA mandated No Project Alternative and other potential alternatives that may be capable of reducing or avoiding potential environmental effects while meeting most of the objectives of the project.

Prepared by:

Claire Raybould

Print Name

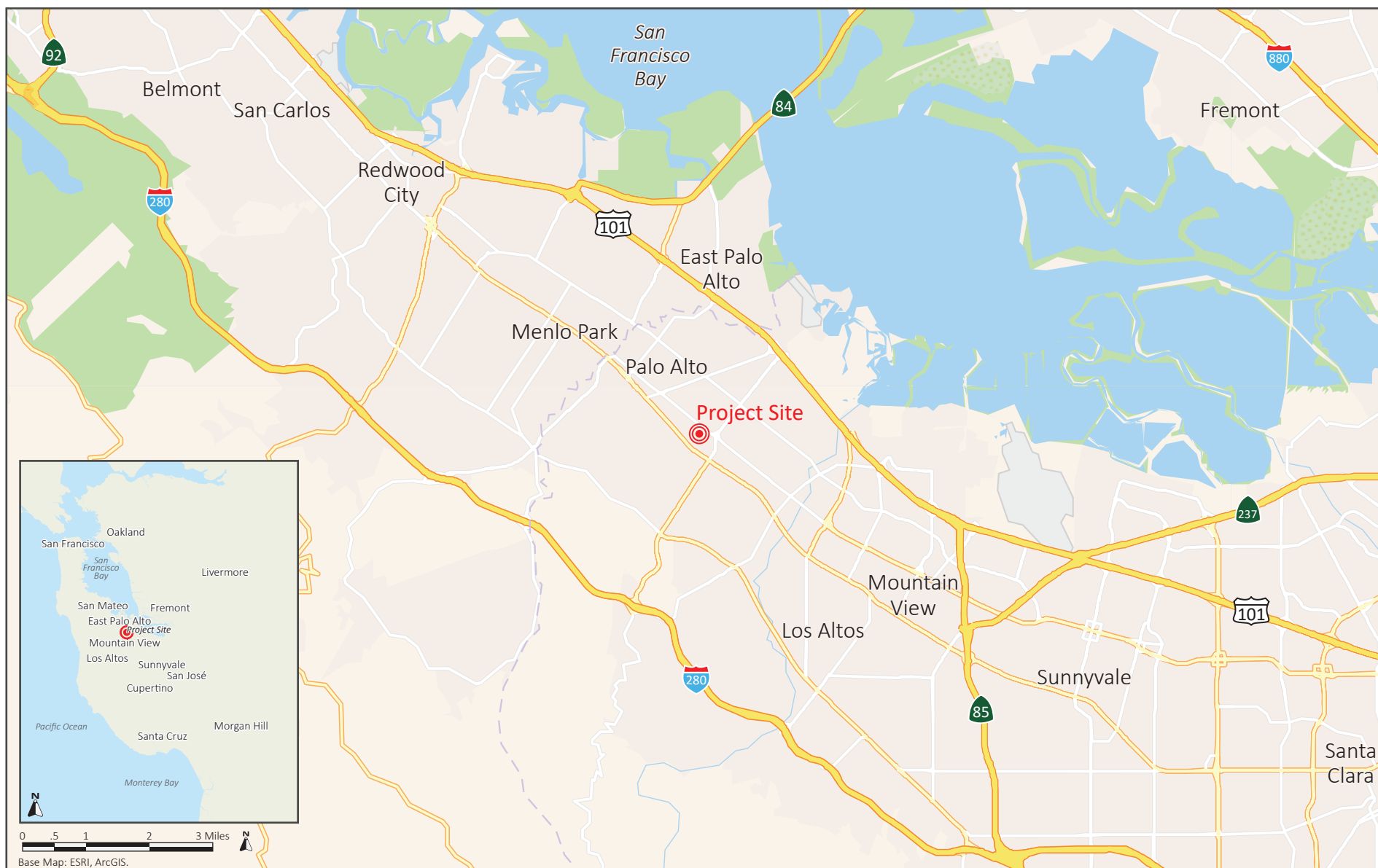
Claire Raybould

Claire Raybould (Dec 16, 2024 15:01 PST)

Signature

16/12/24

Date



REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3

156 CA NOP with Figures

Final Audit Report

2024-12-16

Created:	2024-12-16
By:	Maria Kisyova (mkisyova@davidjpowers.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAo951Ef2Sgo5L-F8WJuzWI3J4_SHubp1M

"156 CA NOP with Figures" History



Document created by Maria Kisyova (mkisyova@davidjpowers.com)

2024-12-16 - 10:29:25 PM GMT



Document emailed to Claire Raybould (claire.raybould@cityofpaloalto.org) for signature

2024-12-16 - 10:29:34 PM GMT



Email viewed by Claire Raybould (claire.raybould@cityofpaloalto.org)

2024-12-16 - 10:38:23 PM GMT



Document e-signed by Claire Raybould (claire.raybould@cityofpaloalto.org)

Signature Date: 2024-12-16 - 11:01:43 PM GMT - Time Source: server



Agreement completed.

2024-12-16 - 11:01:43 PM GMT



Adobe Acrobat Sign