

Notice of Preparation of an Environmental Impact Report for the Woodland Park Euclid Improvements Project and Notice of Public Scoping Meeting

DATE: April 22, 2020

TO: State Clearinghouse, Responsible and Trustee Agencies and Other Interested Parties

FROM: City of East Palo Alto (Lead Agency)
Community and Economic Development Department
1960 Tate Street
East Palo Alto, CA 94303

Re: Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting for the Woodland Park Euclid Improvements Project

The City of East Palo Alto, as the Lead Agency under the California Environmental Quality Act (CEQA), is preparing an Environmental Impact Report (EIR) for the proposed Woodland Park Euclid Improvements Project. The project, its location, and potential environmental effects are described below.

The City of East Palo Alto is soliciting input from responsible and trustee agencies, the State Office of Planning and Research, and is also extending the early consultation process to members of the public, organizations, and any other interested parties as to the scope and content of the information to be included and analyzed in the project's EIR. Agencies should comment on the elements of the environmental information that are relevant to their statutory responsibilities in connection with the proposed project. The EIR will serve as the environmental document for responsible and trustee agencies when considering any discretionary approvals or permits related to the proposed project.

This NOP will be circulated for a 30-day period, from April 22 to May 22, 2020. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than the close of the 30-day NOP review period. The comment period closes at 5:00 pm on May 22, 2020. Please send your written/typed comments (including a name and contact information) to Art Henriques, Contract Project Planner, at the physical address or email address shown below. Public agencies providing comments are requested to include a contact person for the agency.

Lead Agency Contact

Art Henriques, Contract Project Planner
 City of East Palo Alto
 Community and Economic Development Department
 1960 Tate Street
 East Palo Alto, CA 94303
 Email: ahenriques@cityofepa.org

Project Location

The 3.92-acre project site is on East Palo Alto's west side, located northwest of University Avenue, adjacent to U.S. 101 and northwest of University Circle. The project is within the city limits of East Palo Alto, San Mateo County, CA.

The project area consists of a grouping of 14 individual parcels/addresses. The project parcels are bounded by West Bayshore Road, Manhattan Avenue, Euclid Avenue and O'Connor Street.

Project addresses and associated parcel numbers are:

Physical Addresses	Assessor's Parcel #:
501 O'Connor Street	063-282-010
2012 Euclid Avenue	063-282-020
2032 Euclid Avenue	063-282-030
2036 Euclid Avenue	063-282-040
2040/2042 Euclid Avenue	063-282-050
2044 Euclid Avenue	063-282-060
2054 Euclid Avenue	063-282-070
2033 Manhattan Avenue	063-282-080
2001 Manhattan Avenue	063-282-090
2021 Euclid Avenue	063-281-020
2025 Euclid Avenue	063-281-030
2031 Euclid Avenue	063-281-040
2043 Euclid Avenue	063-281-100
2041 Euclid Avenue/420 E O'Keefe Street	063-281-110

Existing Conditions

The subject properties consist of 15 apartment buildings, single family homes, and related structures with a total of 161 existing residential units. The majority of the existing buildings are approximately 50 years old, with a few older structures that are up to 100 years old. Existing structures range from 1 to 4 stories in height and are reaching the end of their useful construction life. The apartment buildings are part of the larger Woodland Park community, consisting mostly of multi-family residential uses in an established residential neighborhood. Surrounding land uses are also primarily residential, with some local serving neighborhood commercial. The Four Seasons/University Circle, complex, a mix of office and hotel uses, is located one block to the east.

Project Description Summary

The project applicant, Sand Hill Property Company, is requesting a General Plan and zoning amendment that would create a Neighborhood Center Residential Overlay (NCO). The NCO designation would establish new development standards for the property that would be applied to the proposed project. The NCO would allow for neighborhood-serving commercial and community uses on the ground floor, additional housing units, and increased building heights.

With the NCO overlay, the project would demolish and remove the existing 161 units and replace all existing structures with two new buildings supporting 605 residential units ranging in size from studios to 2 bedrooms (two of the units would be 3-4 bedrooms). The residential buildings would be up to 13 stories in height, although the building heights vary considerably in the design.

The following table summarizes the main components of the proposed project:

	Existing	Proposed
Area	3.9 acres	3.9 acres
Number of Buildings	15	2
Total Residential Units	161	605
Height	1 to 4 stories	Ranging from 5 to a maximum of 13 stories (120 feet to roof level of tallest structure)
Off-street Parking Stalls	155	625 (multi-level garage)
On-street Parking Stalls	52	71
Neighborhood-Serving Retail	None	Up to 5,000 square feet
Community Space	None	Up to 3,000 square feet
Public Open Space and Park	None	+38,600 square feet (0.9 acres) including neighborhood park

The project also includes an affordable housing plan, tenant relocation plan, and fiscal impact analysis, which are critical components of the project, but not necessarily subject to environmental review.

Probable Environmental Effects

The City of East Palo Alto will be preparing an environmental impact report (EIR) that evaluates potential environmental impact areas consistent with CEQA Statutes and Guidelines. An initial study is not required to determine that an EIR will be prepared, and as such, an initial study was not prepared for the proposed project. The EIR will discuss potential environmental impacts of the proposed project, including potential construction and operational effects. The City has identified several environmental areas where impacts are most likely to occur. These impact areas include:

- Aesthetics (including visual character)
- Air Quality (including health risk assessment)
- Biological Resources (tree removal/replacement)
- Cultural, Tribal and Historic Resources
- Energy Demands
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning (including consistency with Westside Area Plan)
- Noise and Vibration
- Population and Housing
- Public Services and Recreation
- Transportation, Mobility and Circulation (including VMT)
- Utilities and Service Systems (including water supply and demand/system capacity)

The EIR will also evaluate a range of feasible alternatives to the project, as well as other required discussions including: (a) any significant environmental effects that cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments to resources; (c) growth-inducing impacts of the proposed project; (d) effects found not to be significant; and (e) cumulative impacts.

A digital copy of this NOP and additional detail about the project can be viewed at:

<http://www.ci.east-palo-alto.ca.us/index.aspx?NID=663>

Public Scoping Meeting

Due to local and statewide shelter in place directives resulting from the COVID-19 pandemic, the City of East Palo Alto will hold an online EIR public scoping session/workshop consistent with Public Resources Code §§ 21080.4(b) and 21083.9 in lieu of a public gathering. This scoping session will be an agenda item of a scheduled study session of the Planning Commission. Members of the public and public agencies are invited to view and participate in this virtual gathering to provide comments regarding the scope and content of the EIR. The Planning Commission meeting will be held **Monday, May 18, 2020 at 7:00 pm** and accessed via the following meeting link: <https://www.ci.east-palo-alto.ca.us/Index.aspx?NID=122>

Members of the public may provide comments by email to ahenriques@cityofepa.org. Emailed comments should include the specific Planning Commission study session agenda item on which you are commenting. Comments can be included in the Planning Commissioners' packets. If you wish to have your comments read to the Commission please so indicate. The length of the emailed comments should be within the three minutes customarily allowed for verbal comments, which is approximately 200-250 words. To ensure that your comment is received and read to the Planning Commission for the appropriate study session agenda item, please submit your email no later than 5:00 p.m. on May 18, 2020. The City will make every effort to read emails received after that time but cannot guarantee that such emails will be read into the record. Any emails received after the 5:00 p.m. deadline that are not read into the record will be provided to the Planning Commission after the meeting. Members of the public may also view the meeting by tuning to Channel 29; going to <https://midpenmedia.org/>; and going to the City Facebook page at <https://www.facebook.com/CityOfEastPaloAlto>.

Join from a PC, Mac, iPad, iPhone or Android device. Please click this URL to join: <https://zoom.us/j/264253019>. Description: Planning Commission Meeting

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 346 248 7799 or +1 301 715 8592 or +1 312 626 6799
or +1 929 205 6099 or +1 253 215 8782

Webinar ID: 264 253 019

ALL INTERESTED PARTIES ARE INVITED TO SUMIT WRITTEN COMMENTS ON THE SCOPE OF THE EIR TO ASSIST IN IDENTIFYING ISSUES TO BE ADDRESSED.

For additional information, please contact Art Henriques, Contract Project Planner, at ahenriques@cityofepa.org, or (650) 853-3121.

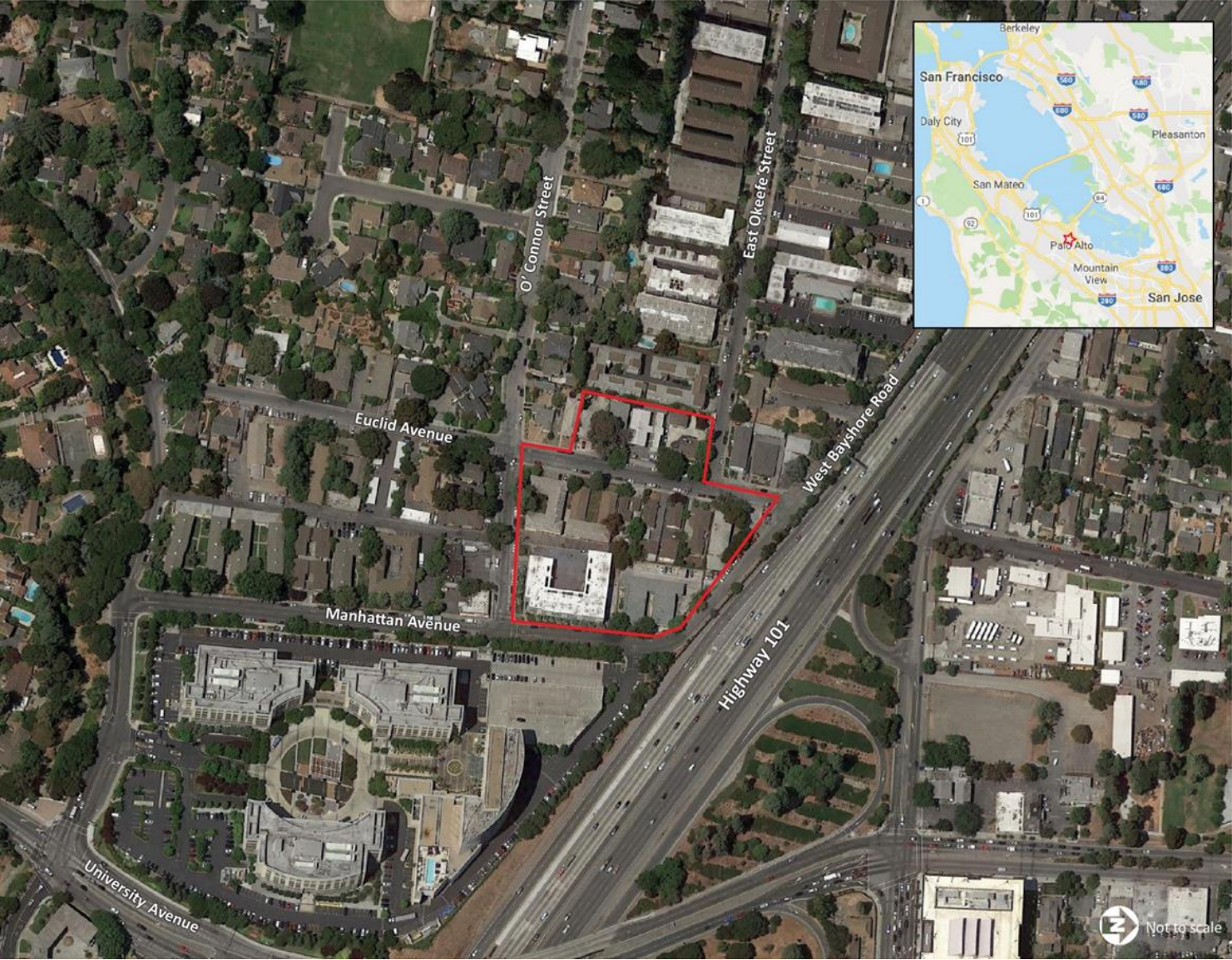
Lead Agency Authorization

Date: April 22, 2020

Name: Patrick Heisinger

Title: Assistant City Manager

Figure 1: Project Location



Source: Google Earth, 2020

Figure 2: Site Plan



Source: David Baker Architects, 2019