



**Date: June 7, 2021**  
**CITY OF EAST PALO ALTO**  
**Planning Division**  
**1960 Tate Street, East Palo Alto, Ca 94303**  
**Phone (650) 853-3185**

### **Notice of Availability of a Draft Environmental Impact Report (DEIR)**

The City of East Palo Alto has prepared a Draft Environmental Impact Report (DEIR) that is available for public review and comment. This Notice of Availability (NOA) of the DEIR has been prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines Section 15087.

**Project Name:** Woodland Park Euclid Improvements Project (SCH No. 20200422)

**Lead Agency:** City of East Palo Alto

**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 the University Circle office and hotel complex (2001 Manhattan Avenue). The project area consists of a grouping of 14 individual parcels/addresses. The primary project parcels front Euclid Avenue, bounded by West Bayshore Road, Manhattan Avenue, and O'Connor Street. A water tank is also proposed as part of the project, located at 375 Donohoe Street.

**Project Description Summary:** Woodland Park Communities (applicant) has requested a General Plan and zoning amendments to create a Neighborhood Center Residential Overlay (NCO). The NCO designation would establish new development standards for the subject property. With the NCO overlay, the project would demolish and remove 15 existing buildings and 161 residential units and replace all existing structures with three 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 levels in height, although the building heights vary considerably in the design. A new 1.5-million-gallon water tank is also proposed at 375 Donohoe Street.

**Significant Environmental Effects:** The DEIR identified significant or potentially significant effects associated with aesthetics, air quality, biological resources, cultural/tribal/paleontological resources, geology and soils, greenhouse gas emissions, hazardous materials, noise, utilities, and service systems (sewer capacity) and traffic safety. The project is not located on any lists of hazardous material sites enumerated under Section 65962.5 of the Government Code. Potential mitigation measures are noted.

**Public Review and Comment Period.** The 45-day public review period of the DEIR (with Appendices) will begin on **June 10, 2021** and conclude on **July 26, 2021**. Comments may be mailed or emailed. Please submit comments by 5:00 PM on July 26, 2021 to the City of East Palo Alto Community and Economic Development Department, 1960 Tate Street, East Palo Alto, CA 94303. Attention: Art Henriques, Contract Project Planner. Email: [ahenriques@cityofepa.org](mailto:ahenriques@cityofepa.org).

**Document Availability:** Due to ongoing COVID-19 health and safety procedures enacted by the City, public agencies and members of the public are encouraged to access the DEIR online at: <https://www.cityofepa.org/planning/page/ceqa-notices>. Copies are available at the public counter at 1960 Tate Street, East Palo Alto, and the East Palo Alto Public Library, 2415 University Avenue, East Palo Alto. The availability of hard copies is subject to facility hours of operation and City and San Mateo County

health directives in place during the public review period. Please contact City staff at (650) 853-3189 during regular business hours if you wish to review a hard copy.

**Scheduled Public Meeting(s):** A public meeting to solicit comments on the DEIR has been scheduled as an agenda item before the Planning Commission at the regularly scheduled meeting June 28, 2021, at 7pm. The meeting will take place at the City of East Palo Alto City Council Chambers, 2415 University Avenue. Pursuant to the provisions of the California Governor's Executive Order N-29-20, issued on March 17, 2020, to reduce the spread of Covid-19, the meeting will be held by virtual teleconference/video conference only. Information on the Planning Commission meeting can be found on the City's meeting page one week prior to the hearing at <http://eastpalalto.iqm2.com/Citizens/Default.aspx>.

**Elena Lee, Planning Manager**