



PLANNING & COMMUNITY ENVIRONMENT

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 Palo Alto, CA 94301
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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
Not applicable	Multiple	March 1, 2023
Project Name		Project Type
North Ventura Coordinated Area Plan		Area Plan
Owner		Project Sponsor
Not applicable		City of Palo Alto
Project Location		
<p>The North Ventura Coordinated Area Plan (NVCAP) is approximately 60 acres, roughly bounded by Oregon Expressway / Page Mill Road, El Camino Real, Lambert Avenue, and the Caltrain rail corridor. The plan area includes a large housing opportunity site, which was formerly occupied by Fry’s Electronics, as well as a mix of small and large businesses and single-family residences. Nearby neighborhoods include the Mayfield neighborhood to the west, the Midtown neighborhood to the north across the train tracks, and Stanford Research Park to the south.</p> <p>Pursuant to Section 15087(c)(6) of the California Environmental Quality Act (CEQA) Guidelines, the site is on a hazardous waste list enumerated under Section 65962.5 of the Government Code.</p>		
Project Description		
<p>The City proposes the NVCAP in accordance with the Palo Alto Municipal Code Section 19.10 and the Palo Alto 2030 Comprehensive Plan Policy L-1.7 and Program L-4.10, which specifically calls for the preparation of a plan for the North Ventura and surrounding California Avenue area in order to establish the future of the North Ventura area as a walkable neighborhood with multi-family housing, ground-floor retail, a public park, creek improvements, and an interconnected street grid. The NVCAP would be built out over an approximate 20-year period. The NVCAP includes land use policies and programs that would allow up to an additional 530 residential units and two acres of new public open space within the plan area. While new commercial space is expected in the plan area, to accommodate the new residential dwellings and NVCAP programs, there would be an overall net decrease in commercial space over the build out of the plan. The NVCAP would result in a net reduction of up to 278,000 square feet of office and up to 7,500 square feet of retail. Residential densities would range from low to high, allowing for a wide range of multi-family housing typologies and mixed-use typologies. New buildings in the plan area would be, at a maximum, 65 feet in height.</p> <p>The NVCAP would create and enhance well-defined connections to transit, pedestrian, and bicycle facilities, including connections to the Caltrain Station, Park Boulevard, and El Camino Real. The NVCAP would maintain the existing vehicular flow on Park Boulevard, Olive Avenue, Ash Street (proposed one-way from Oregon Expressway to Olive Avenue), Acacia Avenue, Pepper Avenue, and Portage Avenue. On Lambert Avenue, the plan proposes to downsize the vehicle travel lane to create a wider pedestrian thoroughfare. The NVCAP would eliminate portions of on-street parking to create opportunities for new Class IV bike lanes (protected lanes) on Park Boulevard, Olive Avenue, Ash Street, Acacia Avenue, Pepper Avenue, and Portage Avenue. The existing Lambert Avenue bridge would be replaced with a new bridge spanning approximately 100 feet and would connect Portage Avenue to Lambert Avenue. The NVCAP would create a fully naturalized Matadero Creek through the establishment of a riparian corridor buffer of 100 feet. The plan also includes a</p>		

minimum of two acres of public open space within the plan area.

Purpose of Notice

The City of Palo Alto is the lead agency and will prepare a Supplement to the 2030 Comprehensive Plan Environmental Impact Report (EIR) for the proposed project. This Notice of Preparation is sent pursuant to Section 15082 of the CEQA Guidelines to announce the initiation of the Supplemental EIR process and to solicit comments from responsible and trustee agencies and interested parties concerning the scope of issues to be addressed in the Supplemental EIR.

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 information sufficient 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.

The Draft Supplemental EIR will be prepared and processed in accordance with the CEQA of 1970, as amended, and the requirements of the City of Palo Alto. Per the CEQA Guidelines Sections 15162, 15163, and 15164, when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines that substantial changes to the project or circumstances under which the project is undertaken would result in new or greater significant impacts than previously disclosed in the certified EIR. The lead agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation. Supplemental EIRs need contain only the information necessary to make the previous EIR adequate for the project as revised.

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. The EIR also will discuss a reasonable range of alternatives to the project that could reasonably attain most of the basic objectives of the project and would avoid or substantially lessen any of the significant environmental effects of the project (CEQA Guidelines Section 15126.6[a]).

Supplemental EIR Comment Period:

Begins: March 1, 2023

Ends: March 30, 2023

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:

Sheldon Ah Sing
City of Palo Alto
250 Hamilton Avenue
Palo Alto, CA 94301
Sheldon.AhSing@CityofPaloAlto.org

Additional information on this project may be reviewed online at <https://www.cityofpaloalto.org/NVCAP>.

Responsible Agencies that received a copy of this document:

No responsible agencies have been identified for this project.

Potential Environmental Effects:

Adoption of the proposed NVCAP would not approve any physical development (e.g., construction of housing or infrastructure). However, the Supplemental EIR will assume that such actions are reasonably foreseeable future outcomes of the NVCAP. As such, the Supplemental EIR will evaluate the potential physical environmental impacts that could result from further actions from implementing the goals and objectives proposed under the NVCAP at a programmatic level, in accordance with CEQA Guidelines Section 15168. The topical areas that will be addressed in the Supplemental EIR are Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Land Use and Planning, Population and Housing, Public Services and Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The Draft Supplemental 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 basic objectives of the project. In addition, the Supplemental EIR will address cumulative impacts, growth inducing impacts, and other issues required by CEQA.

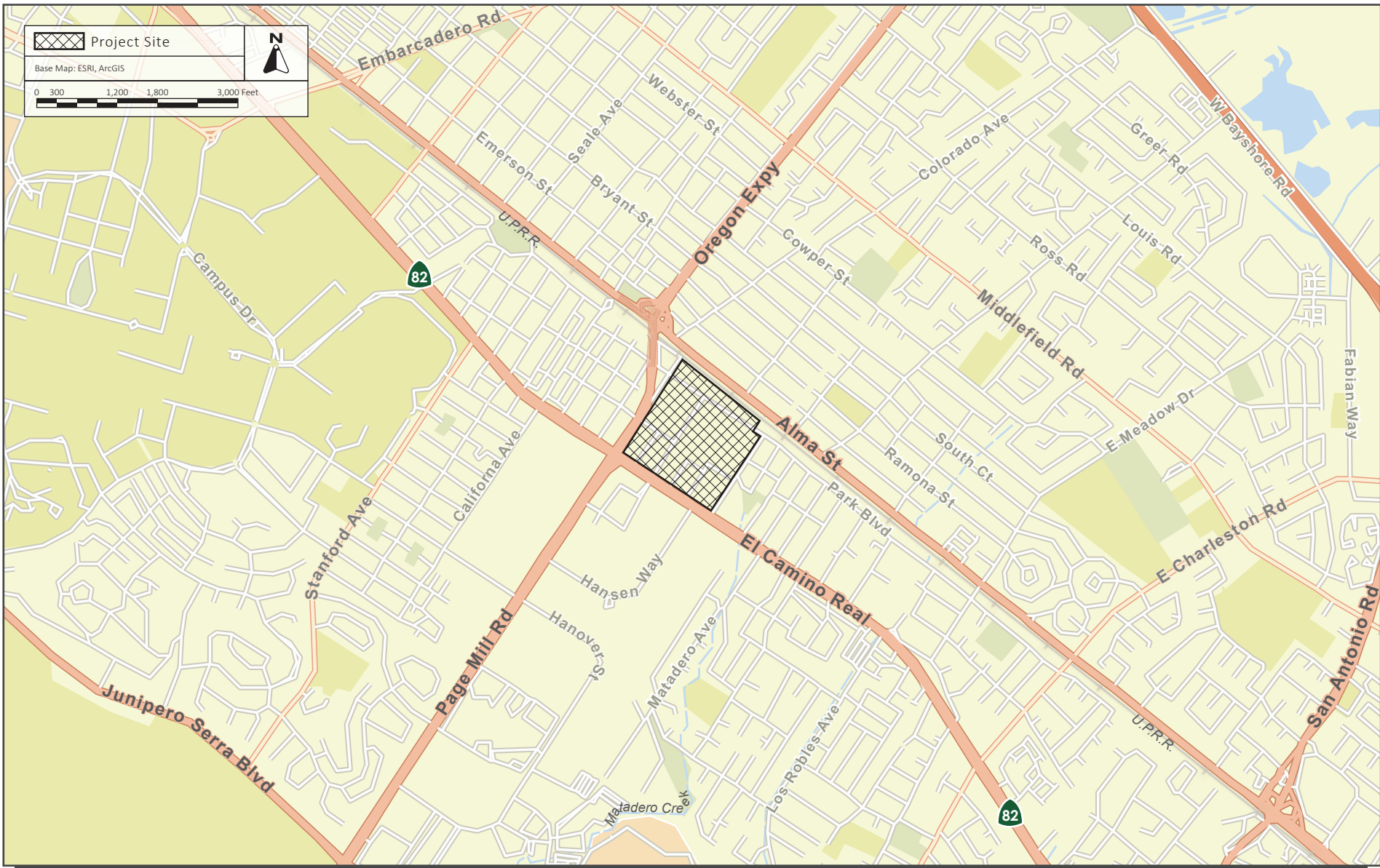
Prepared by:

Sheldon S. Ah Sing	<i>Sheldon Ah Sing</i>	February 28, 2023
Print Name	Signature	Date



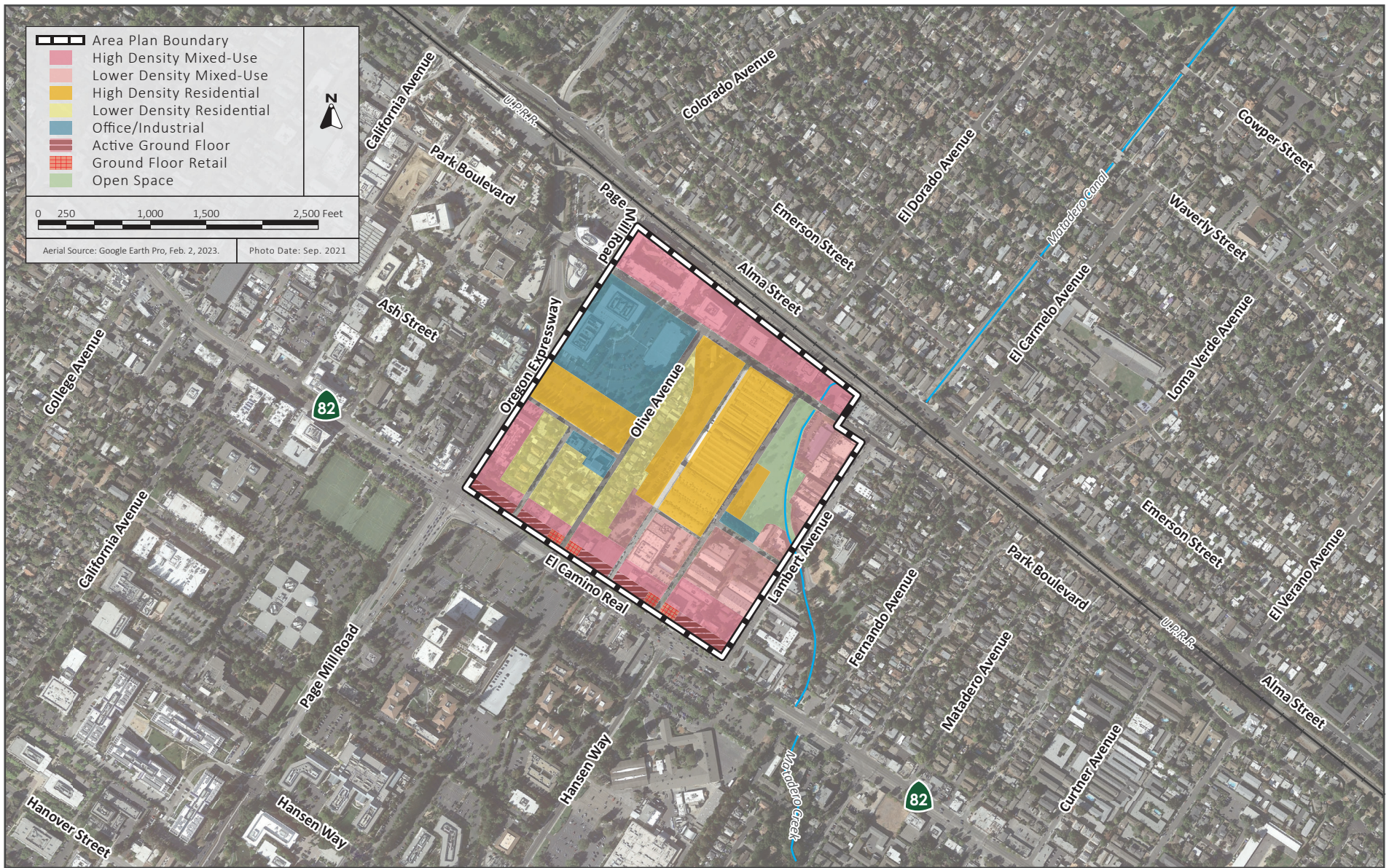
REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2



AERIAL OF NORTH VENTURA COORDINATED AREA PLAN AND LAND USES

FIGURE 3