



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.

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| File Number | APN(s) | Date |
| Not Applicable | Multiple | 3/8/2024 |
| Project Name | | Project Type |
| North Ventura Coordinated Area Plan | | Area Plan |
| Owner | | Project Sponsor |
| Not applicable (multiple property owners) | | 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. 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 approximately 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, 55 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. Implementation of the NVCAP could replace the existing Lambert Avenue bridge with a new bridge spanning approximately 100 feet and connecting Portage Avenue to Lambert Avenue. In addition, implementation of the NVCAP could create a fully naturalized Matadero Creek through the establishment of a 100-foot riparian corridor buffer at most. The plan also includes an approximately two acres of public open space within the plan area.</p> | | |

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| Purpose of Notice | | |
| <p>The City of Palo Alto will be the lead agency and has prepared a Supplement Draft Environmental Impact Report (SEIR) to the 2030 Comprehensive Plan 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.</p> | | |
| Public Hearings | | |
| <p>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 Architectural Review Board (ARB) on April 18, 2024. The meeting will start at 8:30 AM 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 ARB’s website one week prior to the hearing. Interested parties should check the ARB agenda on the City’s website to confirm the meeting time, date, and location: 2024 Architectural Review Board (ARB) Agendas & Minutes – City of Palo Alto, CA</p> | | |
| Comment Period: | Begins 3/8/2024 | Ends: 4/22/2024 |
| <p>Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than April 22, 2024, at 5:00 PM. 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.</p> <p>Written comments should be addressed to:</p> <p>Kelly Cha, Senior Planner City of Palo Alto 250 Hamilton Avenue Palo Alto, CA 94301 nvcap@cityofpaloalto.org</p> <p>Copies of the EIR are available online at: https://bit.ly/nvcap</p> <p>For additional information regarding this project and the Draft EIR, please contact Kelly Cha at (650) 329-2155 or nvcap@cityofpaloalto.org.</p> | | |
| 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, construction air quality, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, population and housing, public services, recreation, transportation and traffic, and utilities and service systems would be less than significant. Impacts related to biological resources, archaeological resources, noise, 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. Build out of the NVCAP would have a significant and unavoidable criteria air pollutant emissions impact.

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 two alternatives: 1) No Project Alternative and 2) Single-Story Adaptive Reuse Alternative. The Single-Story Adaptive Reuse Alternative was identified as the environmentally superior alternative.

Prepared by:

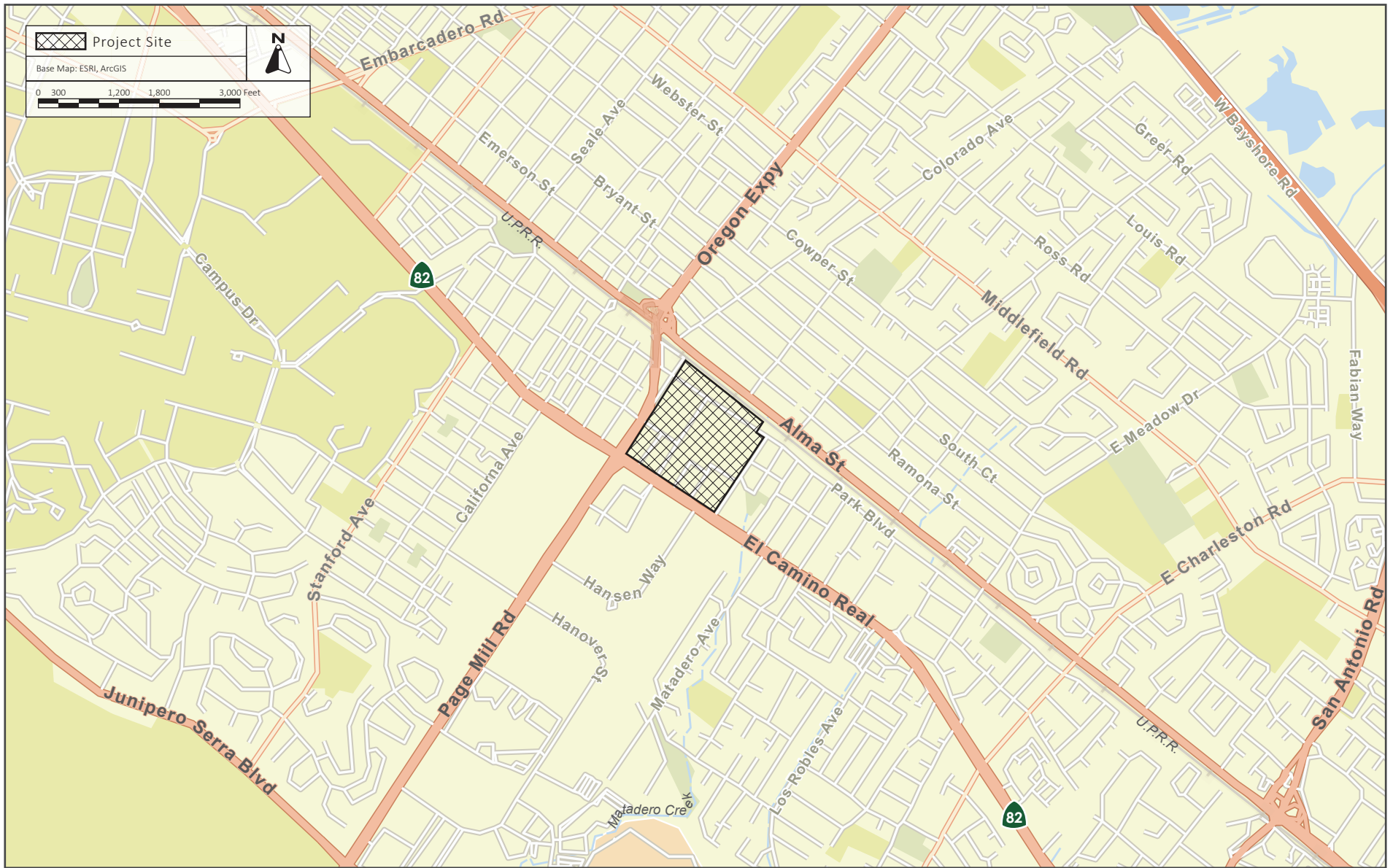
Kelly Cha

Print Name

Kelly Cha
Signature

3/4/2024

Date



LOCATION MAP

FIGURE 1