



CITY OF EAST PALO ALTO

**REDEVELOPMENT AGENCY AND
ECONOMIC DEVELOPMENT**

1960 Tate St. • East Palo Alto, CA 94303

DATE: May 2, 2011

TO: Responsible Agencies, Trustee Agencies, and Interested Parties

SUBJECT: **Notice of Preparation (NOP) for Ravenswood/4 Corners Transit Oriented Development Specific Plan.**

The City of East Palo Alto (City) is the Lead Agency for the preparation of an Environmental Impact Report (EIR) for the Ravenswood 4/Corners Transit Oriented Development Specific Plan (Specific Plan). The determination to prepare an EIR was made by the City of East Palo Alto. This Notice of Preparation (NOP) is prepared in compliance with Section 15082 of the CEQA Guidelines. The City of East Palo Alto is soliciting comments on the scope and content of the EIR.

The Specific Plan will guide future public and private development within the Plan area over the next 25 years. The Specific Plan will establish a vision and framework for infill development that will generate jobs, increase transit ridership, reduce the jobs housing imbalance, and improve the quality of life. The development scenario includes commercial development, residential development, parks and open space, and civic and community uses. The development scenario was created through an extensive 18 month public engagement process.

Written comments must be mailed to:

Sean Charpentier
Project Coordinator II
Attn: Specific Plan
City of East Palo Alto Redevelopment Agency
1960 Tate Street
East Palo Alto, CA 94303

Alternatively, written comments can also be emailed to scharpentier@cityofepa.org. Emailed comments must include "Specific Plan" in the subject box.

Written comments must be received no later than 30 days after the receipt of this notice or no later than 5pm, June 3, 2011.

There will be a Scoping Meeting at 6:30pm, Thursday, May 19, 2011. The meeting will be held at the City Council Chambers, 2415 University Ave., East Palo Alto, CA 94303.

1. Project Description, Location, and Objectives

The City of East Palo Alto has undertaken a program to develop the Ravenswood/4 Corners Transit Oriented Development Specific Plan and supporting Environmental Impact Report. In addition, the City's General Plan and Zoning Ordinance will be amended for consistency within the Specific Plan.

Figure 1 shows East Palo Alto's location within the broader region. As shown in Figure 2, the Specific Plan Area encompasses approximately 350 acres in the northernmost part of East Palo Alto. As shown in Figure 3, the Specific Plan Area is generally bounded at the west by University Avenue; at the north by the Union Pacific rail line, where future passenger rail service is planned; at the east by the Ravenswood Open Space Preserve and Palo Alto Baylands along the San Francisco Bay; and at the south by Weeks Street.

A program-level EIR will be prepared to analyze the potential impacts of adopting and implementing the Specific Plan for the Plan Area, along with the accompanying General Plan and Zoning Ordinance amendments. The Specific Plan will seek to accomplish the following objectives:

- ◆ Define the vision for the future of the Specific Plan Area.
- ◆ Create Goals and Policies intended to facilitate achievement of the vision.
- ◆ Designate land for uses that implement the vision.
- ◆ Create development standards for the form and physical design of new development within the Specific Plan Area.
- ◆ Provide recommendations for circulation and infrastructure improvements required to support future buildout of the Specific Plan Area.
- ◆ Provide an implementation strategy for achieving the goals in the Specific Plan and putting the policies in the Specific Plan into action.

The Specific Plan would permit a mix of residential, retail, R&D/industrial, office, civic, and park/trail uses within the Specific Plan Area. It would also identify the infrastructure necessary to support these uses. Table 1 shows the net development estimates for the Specific Plan Area.

TABLE 1 NET Development Estimates for Specific Plan Area

Land Use	Estimated Net Development
Single-Family Residential	19 dwelling units
Multi-Family Residential	816 dwelling units
Office	1,268,500 square feet
Retail	112,400 square feet
R&D/Industrial	351,820 square feet
Civic Uses*	61,000 square feet
Parks and Trails	30 acres

* Potential civic uses include a school, a community center, an expanded library, health services, and a recreation center.

It is assumed that development would occur roughly through 2035, which is considered the Plan Horizon. The rate and timeframe for development within the Plan Area are subject to variation based on market demands, the regional economy, and other socioeconomic factors.

2. Other Public Agency Approvals

The Specific Plan, as well as the General Plan and Zoning Ordinance amendments, will become effective upon adoption by the East Palo Alto City Council. The Planning Commission and other decision-making bodies will review the Specific Plan and make recommendations to the City Council. While other agencies may be consulted during the Specific Plan process, their approval is not required for Plan adoption. However, subsequent development under the Specific Plan may require approval of State, federal and responsible trustee agencies that may rely on the programmatic EIR for decisions in their area of expertise.

3. Environmental Factors Potentially Affected


The project could potentially affect the following environmental factors:

- ◆ Aesthetics
- ◆ Agriculture and Forestry Resources
- ◆ Air Quality

- ◆ Biological Resources
- ◆ Cultural Resources
- ◆ Geology/Soils
- ◆ Greenhouse Gas Emissions
- ◆ Hazards and Hazardous Materials
- ◆ Hydrology/Water Quality
- ◆ Land Use/Planning
- ◆ Mineral Resources
- ◆ Noise
- ◆ Population/Housing
- ◆ Public Services
- ◆ Recreation
- ◆ Transportation/Traffic
- ◆ Utilities/ Service Systems

Each of these factors will be addressed in the EIR.

The deadline for written comments is 5pm, June 3, 2011. There will be Scoping Meeting at 6:30pm, Thursday, May 19, 2011 at the City Council Chambers, 2415 University Ave., East Palo Alto, CA 94303.

Signature: 

Title: Project Coordinator II

Date: May 2, 2011

Attachments:

1. Figure 1: Regional Location
2. Figure 2: Local Context
3. Figure 3: Specific Plan Area
4. Notice of Completion & Environmental Document Transmittal

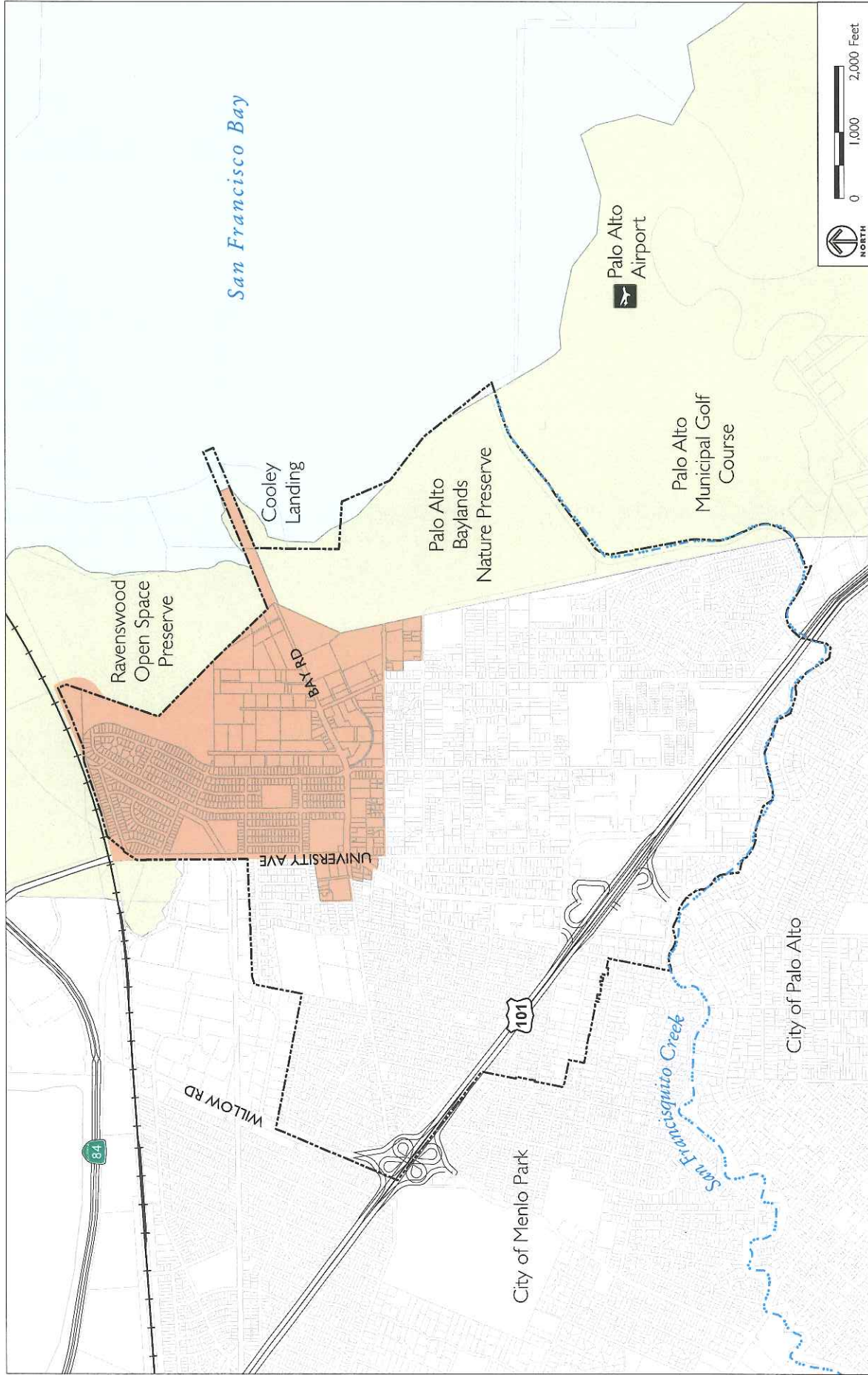
Attachment #1: Figure 1: Regional Location



Source: DC&E, 2009.

FIGURE 1
REGIONAL LOCATION

Attachment #2: Figure 2: Local Context

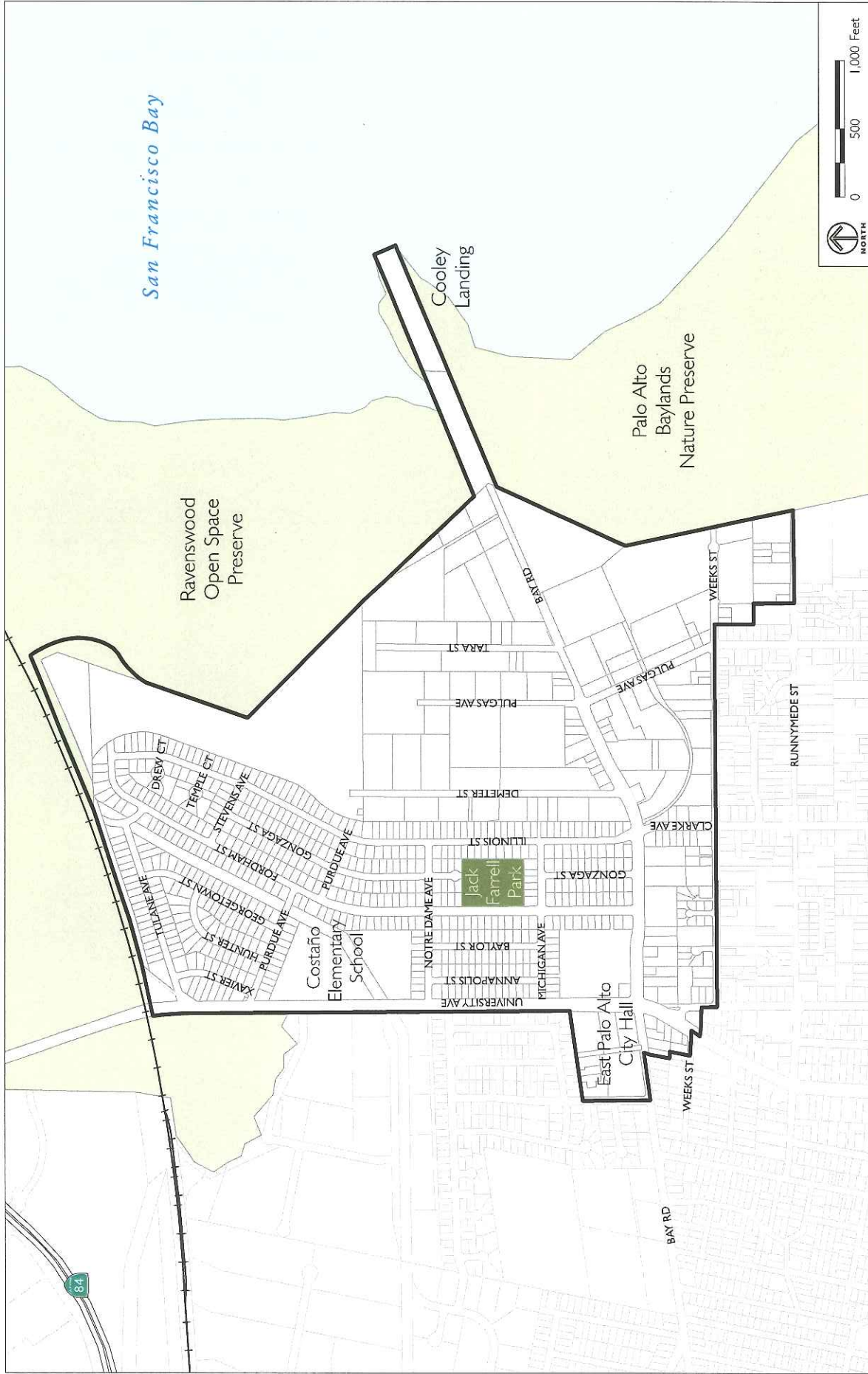


Source: City of East Palo Alto, 2009.

- City Limits
- Plan Area
- Baylands
- Railroad

FIGURE 2
LOCAL CONTEXT

Attachment #3: Figure 3: Specific Plan Area



Source: City of East Palo Alto, 2009.

Plan Area
 Park
 Baylands
 Railroad

FIGURE 3
SPECIFIC PLAN AREA

Attachment #4: Notice of Completion & Environmental Document Transmittal

Notice of Preparation

To: State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

From: Sean Charpentier, City of East Palo Alto Redevelopment Agency
1960 Tate Street
East Palo Alto, CA 94303

Subject: Notice of Preparation of a Draft Environmental Impact Report

The City of East Palo Alto will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study ([] is [x] is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Sean Charpentier at the address shown above. We will need the name for a contact person in your agency.

Project Title: Ravenswood/4 Corners Transit Oriented Development Specific Plan

Project Applicant, if any:

Date May 2, 2011

Signature [Handwritten Signature]
Title Redevelopment Project Coordinator II
Telephone (650) 853-5906

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Ravenswood/4 Corners Transit Oriented Development Specific Plan

Lead Agency: City of East Palo Alto Contact Person: Sean Charpentier
 Mailing Address: 1960 Tate Street Phone: (650) 853-5906
 City: East Palo Alto Zip: 94303 County: San Mateo

Project Location: County: San Mateo City/Nearest Community: East Palo Alto
 Cross Streets: University Avenue and Bay Road Zip Code: 94303
 Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: 350
 Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: 84, 101, 109 Waterways: San Francisco Bay, San Francisquito Creek
 Airports: Palo Alto Airport Railways: UP Schools: Numerous

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 835 Acres _____ Transportation: Type New loop road
 Office: Sq.ft. 1,268,8 Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. 112,400 Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. 351,820 Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: School Hazardous Waste: Type _____
 Recreational: Parks, trails, recreation center Other: Expanded library, expanded health services
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Other: <u>GHG Emissions</u>

Present Land Use/Zoning/General Plan Designation:

Residential, Commercial, Office, Industrial, Open Space, Resource Management

Project Description: (please use a separate page if necessary)

See attached pages

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> Caltrans District #4 | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Planning | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Regional WQCB # 2 |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coastal Commission | <input checked="" type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input checked="" type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Fish & Game Region # 3 | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date May 2, 2011 Ending Date June 3, 2011

Lead Agency (Complete if applicable):

Consulting Firm: <u>Design, Community & Environment</u>	Applicant: _____
Address: <u>1625 Shattuck Ave, Ste 300</u>	Address: _____
City/State/Zip: <u>Berkeley, CA 94709</u>	City/State/Zip: _____
Contact: <u>Jeff Williams</u>	Phone: _____
Phone: <u>510-848-3815</u>	

Signature of Lead Agency Representative: *Sam Chavart* Date: 5/2/2011

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.