



NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

TO: State Clearinghouse, Responsible and Trustee Agencies, Interested Parties, and County Clerk of San Mateo County

DATE: November 5, 2021

SUBJECT: **Notice of Availability of the Draft Environmental Impact Report**

LEAD AGENCY: City of East Palo Alto

PROJECT TITLE: University Circle Phase II Office Project (SCH# 2020060144)

PROJECT AREA: City of East Palo Alto

Notice is Hereby Given that the City of East Palo Alto, as the Lead Agency, is circulating for public review a Draft Environmental Impact Report (Draft EIR) in accordance with the California Environmental Quality Act (CEQA) for the University Circle Phase II Office Project.

Project Location: The approximately 11.84-acre project site is located at 1900, 1950, 2000, and 2050 University Circle at the intersection of Woodland and University Avenue in the City of East Palo Alto and is comprised of one parcel, Assessor's Parcel Number 063-680-020.

Project Description: The project proposes to redevelop the existing parking lot located in the southeast corner of the project site with a six-story, approximately 180,000-square-foot, LEED-Platinum equivalent office building above three levels of below-grade parking. The project would connect to existing utilities lines (e.g., water, sanitary sewer, and storm drain lines) on Woodland Avenue and Manhattan Avenue and would incorporate stormwater detention measures to store and control project peak flow rates. Vehicular site access would continue to be provided via University Circle and Manhattan Avenue upon project completion. Project construction would include removal of the existing parking lot improvements and landscaping, excavation and construction of the below-grade parking garage, and construction of the office building.

Draft EIR: Based on the conclusions in the Draft EIR, implementation of the proposed project would not result in significant unavoidable project-level or cumulative impacts. All impacts identified to occur under the proposed project would be less than significant or would be reduced to a less-than-significant level with incorporation of the project-specific mitigation measures identified in the Draft EIR.

Availability: The Draft EIR can be viewed at the City of East Palo Alto Planning Division at 1960 Tate Street, East Palo Alto, CA 94303; East Palo Alto Library at 2415 University Ave, East Palo Alto, CA 94303; or online at: <https://www.cityofepa.org/planning/project/university-circle-phase-ii>

Public Hearing: Notice is hereby given that on Monday, November 29, 2021, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City of East Palo Alto Planning Commission will conduct a hearing on the following item:

- **Public Hearing:** University Circle Phase II Office Project Draft Environmental Impact Report (EIR), as described above.
- **Location/APN:** 1900, 1950, 2000 and 2050 University Circle/ 063-680-020
- **Staff Recommendation:** Provide and receive public comments on the Draft EIR
- **Project Planner:** Kelly Beggs, kbeggs@cityofepa.org, (628) 222-5985

A challenge to the above item in court may raise only those issues which were raised at the public hearing described in this notice or in written correspondence to the City of East Palo Alto at, or prior to, the public hearing, or submitted to the City of East Palo Alto as a comment on the Draft EIR before December 20, 2021, at 5:00PM, as described below. For further information regarding this meeting, contact the City of East Palo Alto Planning Division, (650) 853-3185. The Americans with Disabilities Act (ADA) requires reasonable accommodation and access for the physically challenged. Those requesting such accommodation should contact the Planning Commission Secretary at (650) 853-3189 four days before the hearing date.

The City Council for the City of East Palo Alto has adopted a resolution making the AB 361 findings necessary to continue virtual public meetings for the City Council and City Advisory Bodies During the COVID-19 State of Emergency. To reduce the spread of Covid-19, this meeting will be held by virtual teleconference/video conference only. Members of the public can find information and may provide comments by signing up on the City's meeting page at <http://eastpaloalto.iqm2.com/Citizens/Default.aspx> or by attending the meeting live via Zoom and using the "RAISE HAND" feature when the Chair or Planning Clerk calls for public comment. Project questions and comments can also be sent to the project planner per the contact information listed above.

Public Review Period & Comments: November 5, 2021 – December 20, 2021 at 5PM. Written comments should be addressed to: Kelly Beggs, Consultant, City of East Palo Alto, 1960 Tate Street, East Palo Alto, CA 94303. Alternatively, written comments can also be emailed to universitycircleproject@cityofepa.org. Emailed comments must include "University Circle Phase II" in the subject box.