



CITY OF EAST PALO ALTO

Planning Division

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NOV 15 2024

Notice of Availability of Final Subsequent Environmental Impact Report and Public Hearing

The Final Environmental Impact Report (FEIR) for the proposed Ravenswood Business District/4 Corners Specific Plan Update is now available for review. The FEIR includes a response to all substantive comments received on the Draft EIR and any edits to the text of the Draft EIR. The notice of availability for the Final EIR is attached. This email is meant to notify you of the availability of the RBD Final EIR as you or your agency may be interested in reviewing and commenting on the environmental review for the proposed project. This email is not intended to confer responsible agency status to you or your agency. Information on the project, including the environmental document can be found here:
<https://www.cityofepa.org/planning/page/rbd-specific-plan-update>.

Written comments may be submitted by email to staff at RBD@cityofepa.org or by letter to:
Alvin Jen (RBD)
Planning Division
1960 Tate Street
East Palo Alto, CA 94303

NOTICE IS HEREBY GIVEN that on Monday, November 18, 2024, at the hour of 7:00 PM, or as soon thereafter as the matter may be heard, in the City Council Chambers at 2415 University Avenue, East Palo Alto, the City of East Palo Alto Planning Commission will conduct a public meeting on the following item:

Project Description: Ravenswood Business District/4 Corners Specific Plan Update, Associated General Plan and Development Code Amendments and Final Subsequent Environmental Impact Report (FSEIR)

Lead Agency: City of East Palo Alto

Project Location: The approximately 207-acre Ravenswood Business District /4 Corners Specific Plan area is located in the northeastern area of East Palo Alto, in southern San Mateo County.

The project site is generally bounded by the City Limits/Union Pacific Railroad tracks to the north, Weeks Street or Runnymede Street to the south, University Avenue and Gloria Way or the edge of the University Village neighborhood to the west, and the Ravenswood Open Space Preserve and Don Edwards Reserve/Palo Alto Baylands Nature Preserve to the east. Existing development within the Specific Plan area includes residential, retail, medical office, light industrial, and institutional land uses. The Specific Plan area has been reduced compared to the Adopted 2013 Plan, by removing the University Village neighborhood and Cooley Landing from its extent. Key changes being made in the updated Specific Plan (as compared to the Adopted Specific Plan) include revisions to the land use zones map, the allowed uses associated with these zones, an entirely new Community Benefits Framework, and significant updates to the design & development standards and policies that apply to future projects in the area, with a

focus on mitigating impacts to the adjacent residents, the nearby wetlands/shoreline, and reducing traffic congestion generated by future growth.

Recommendation: Adopt a resolution recommending that the East Palo Alto City Council:

1. **Certify** that the Final Subsequent Environmental Impact Report (FSEIR) has been done in compliance with the California Environmental Quality Act (CEQA);
2. **Adopt** a Mitigation, Monitoring and Reporting Plan pursuant to Public Resources Code 21000 and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000);
3. **Adopt** a Statement of Overriding Considerations;
4. **Direct** the Community and Economic Development Director to File a Notice of Determination within five working days of adoption pursuant to Section 15075 of the CEQA Guidelines; and
5. **Approve** the Ravenswood Business District/4 Corners Specific Plan, a specific plan consistent with CA Government Code Sections 65450-65457 which shall constitute the Development Code and the General Plan, and Associated General Plan and Development Code and Map amendments consistent with the Specific Plan; and
6. **Waive** the first reading and introduce an ordinance amending Article 2 (Zones, Allowable Uses and Development Standards) of Chapter 18 of the East Palo Alto Municipal Code (Development Code).

Staff Contact: Alvin Jen, (650) 853-3128, ajen@cityofepa.org

The Planning Commission will hold this hearing in person. However, members of the public may attend the meeting in person or choose to participate via teleconference/video conference. Members of the public who choose to attend virtually can find information, including the staff report, and may provide comments by signing up on the City's meeting page at <https://www.cityofepa.org/citycouncil/page/agenda-and-minutes> or by attending the meeting live via Zoom and using the "RAISE HAND" feature when staff calls for public comment. Project questions and comments can also be sent to the project planner per the contact information listed above.