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2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

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RECEIPT NUMBER:
 41-06052024-0001
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF EAST PALO ALTO	LEAD AGENCY EMAIL	DATE 06/05/2024
COUNTY/STATE AGENCY OF FILING SAN MATEO COUNTY	DOCUMENT NUMBER 128928	

PROJECT TITLE
 717 DONOHOE STREET SUBDIVISION AND RESIDENTIAL PROJECT

PROJECT APPLICANT NAME CITY OF EAST PALO ALTO	PROJECT APPLICANT EMAIL	PHONE NUMBER
PROJECT APPLICANT ADDRESS 1960 TATE STREET	CITY EAST PALO ALTO	STATE CA
		ZIP CODE 94303

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$ 4,051.25 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$ 2,916.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,377.25 \$ _____
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
- County documentary handling fee \$ 50.00 \$ _____ 50.00
- Other \$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ _____ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Niles Lopshire Deputy Clerk
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CITY OF EAST PALO ALTO

Tel: (650) 853-3189 • Fax: (650) 853-3179
www.cityofepa.org/planning

FILED ENDORSED
IN THE OFFICE OF THE
COUNTY CLERK RECORDER
SAN MATEO COUNTY CALIF

JUN 05 2024

Notice of Exemption California Environmental Quality Act

MARK CHURCH, County Clerk
By **NILES LOPSHIRE**
Deputy Clerk

TO: COUNTY CLERK
County of San Mateo
555 County Center Redwood City,
California 94063-1665

TO: STATE OF CALIFORNIA
Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, California 95814

FROM: CITY OF EAST PALO ALTO
Planning Division
1960 Tate Street
East Palo Alto, California 94303

PROJECT TITLE: 717 Donohoe Street Subdivision and Residential Project

PROJECT LOCATION SPECIFIC:

717 Donohoe Street, about 100-feet easterly of the southerly terminus of Cooley Avenue, north of US Highway 101 (APN 063-374-350)

PROJECT LOCATION, CITY, COUNTY:

East Palo Alto, San Mateo County

Site and Surrounding Area: The subject site is 28,578 square feet (0.656 acres) in size and is located on the north side of Donohoe Street, about 100 feet easterly of the southerly terminus of Cooley Avenue, north of US Highway 101. The site was previously improved with a single-family detached dwelling, probably constructed between the mid 1930's and 1950's like most of the older homes in the vicinity.

The dwelling was demolished following the approval of a demolition permit by the Building Division on February 4, 2015. The site has been vacant ever since and has been the subject Code Enforcement action in 2016, 2018, and most recently last month for overgrown weeds, abandoned vehicles, and homeless encampments respectively.

The subject site is surrounded on two sides, west and north, by six single-family dwellings from the early 1950s. On the eastern side is the 1.48-acre East Palo Alto Apostolic Church with four primary buildings, and across a Y-configured street pattern to the south is the 1999-built Gateway 101 Shopping Center and the 2003-built 9.13-acre IKEA super store.

The neighborhood block, northerly of Donohoe Street, mostly consists of older single-story dwellings built in the mid-1930s to 1950s. Only one at 809 Donohoe Street, a stucco Spanish Colonial Revival building located approximately 500 feet away, is listed in the city's Historic Resources Inventory. With no predominant neighborhood architectural style, the only element that knits the block together is the gable or hip roof elements of the dwellings. However, newer commercial developments across the street to the south, Gateway 101 and IKEA, and the University Plaza development at Donohoe Street and Cooley Avenue feature flat roofs.

Proposal: The applicant is requesting a Design Review permit and Vesting Tentative Map to allow up to 14 single-family attached dwellings (13 three story and one two story) with related soft and hard landscape improvements and shared amenities. The project is arranged in two buildings, each containing seven (7) attached units, on the east side and an access driveway on the west side, with a turn-around halfway down the site between the two buildings. There are five different floor plans, types A1, A2, B, C and D with two, four, five, two, and one units respectively ranging from the smallest units at 996 square feet to the largest at 1,823 square feet.

11/20/2019


128928

FILED

SAN MATEO COUNTY

Jun 05 2024

MARK CHURCH, County Clerk

By 
Deputy Clerk

NAME OR PUBLIC AGENCY APPROVING PROJECT City of East Palo Alto, a municipal corporation	NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Tom He
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EXEMPT STATUS (Check One)

- Ministerial (Sec. 21080 (b) (1); 15268)
- Declared Emergency (Sec 21080 (b) (4); 15269 (a))
- Emergency Project (Sec 21080 (b) (4) 15269 (b) (c))
- Statutory Exemption – CODE NO: _____
- Categorical Exemption – **CLASS: 32** SECTION NO: **15332 – In-fill Development Project**

Finding 1: The project is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations.

Evidence: The project implements the Medium Density Residential (MDR) land use designation in the General Plan and Multiple-Family Medium Density Residential (R-MD-2) zoning district. The proposed one lot Vesting Condominium Tentative Map and residential project would be consistent with the allowed uses of the zoning and land use designation. The proposed subdivision will create 14 airspace units and common amenities. The project would have a density of 21.2 units per acre with a 15% density bonus. With two incentives/concessions and three waivers, the proposal meets the requirement of the State Density Bonus law and the standards of EPAMC for parking, setbacks, parcel size, FAR, site coverage, and building heights.

Finding 2: The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

Evidence: The project site is 0.656 acres and is completely within the city limits. Based on a review of Google satellite imagery and very field visits by Planning staff, the site is in a developed neighborhood with properties zoned and used for residential, church, commercial and mixed-use purposes. Urban development is adjacent on the four sides surrounding the site.

Finding 3: The project site has no value as habitat for endangered, rare or threatened species.

Evidence: The subject parcel is in an urbanized area of East Palo Alto. The property is vacant with six protected trees. Based on an arborist report prepared by Will's Tree Care, all the protected trees, ranging from 13 to 34 inches in diameter, are in fair or good health, albeit some with codominant stems and previously over topped. Five of these trees are proposed for removal. A Tree Removal permit has been filed to allow the removal of five of the six protected trees. The site is surrounded by urban development and does not contain wetlands, creeks, or natural areas, and is not connected to nearby baylands or marsh habitats.

Finding 4: Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Evidence: Traffic: The project includes 14 single-family attached residential units and is compliant with the city's Transportation Demand Management (TDM) requirements: The 1.5 TDM points required for this project are satisfied as follows: 1.0 points for 0.1 mi proximity to commercial uses, and 0.5 points for less than 0.5 mi from a bus route. The proposal provides 32 parking spaces, which is higher than the 21 spaces required by the State Density Bonus law. Per the City of East Palo

Alto's adopted VMT policy, various types of developments such as infill developments, small projects, and/or projects near major transit corridors may be presumed to have a less than significant impact on VMT. This includes, but is not limited to, small infill residential projects proposing fewer than 20 multi-family residences. Therefore, the proposed project (i.e., 14 multi-family residences) would have a less than significant VMT and transportation impact.

Noise: The project construction activities would temporarily increase, and project operation would incrementally increase ambient noise levels in the project area. Construction activities associated with implementation of the proposed project would temporarily increase noise levels in the project area. Construction is anticipated to take approximately 16 months to complete. Project construction would involve site preparation, grading and excavation, trenching, building erection, and paving. Hauling construction materials would generate truck trips on local roadways, as well. Typical maximum instantaneous noise levels during project construction would range from 70 to 90 dBA L_{max} ¹ at a distance of 50 feet. Section 15.04.125 of the City's Municipal Code limits construction activity to the hours of 7:00 AM to 6:00 PM Monday through Friday and 9:00 AM to 5:00 PM on Saturdays. No construction activity is allowed on Sundays or national holidays. Noise from construction activities during these allowed hours and days is exempt from the City's noise standards. Project construction activities would occur during the days and times allowed under the City's Municipal Code and, consistent with the General Plan, the project would implement standard construction noise control measures as a condition of project approval. For these reasons, project construction activities would not result in a noise impact.

Air Quality: As a small infill project, construction and operational emissions resulting from it would be consistent with the General Plan. The 2017 Clean Air Plan Progress Report could address construction emissions through required permit conditions as the project would not trigger operational impact thresholds, nor result in significant cumulative effects from project emissions. The potential for objectional odors, increased GHG emissions, and CO concentrations would also be less than significant.

Water Quality: The project includes a preliminary drainage plan and erosion control plan designed to stabilize soils during construction and treat surface waters entering the storm drain system. Surface water quality in East Palo Alto is primarily a function of compliance with City of East Palo Alto drainage design criteria and C.3 stormwater control and treatment requirements. On-site stormwater treatment will be accomplished using permeable interlocking pavers. With these stormwater management controls, water quality would not be adversely impacted.

Finding 5: The site can be adequately served by all required utilities and public services.

Evidence: The site is in an urbanized area which is currently served by existing utilities and service providers. The project would connect to existing electrical, communications, water, sewer, and storm drain infrastructure that currently exists within public rights of way. The project will be required to pay development impact fees intended to support public service systems such as police, fire, and government services. The project included a utility plan, domestic water analysis, and sewer capacity analysis that relies on the project connecting to existing infrastructure. The project will have to secure a will-serve letter from EPASD prior to building permit approval. While sewer capacity is constrained in the City of East Palo Alto, it is envisioned that the 14 residential units would not significantly affect system capacity.

Finding 6: The site is not listed on any regulatory data bases that track hazardous material sites.

Evidence: Staff conducted a search of regulatory databases of the Department of Toxic Substances Control Envirostor website (<http://www.envirostor.dtsc.ca.gov/public/>) and the State Water Resources

¹ L_{max} = The maximum A-weighted noise level during the measurement period.
CEQA NOE (10.10.10/BAB)

Control Board's (SWRCB) Geotracker website (<http://geotracker.waterboards.ca.gov/>) to identify if any new hazardous material regulated facilities or sites within or proximate to the project are present.

The target property was not listed in any of the databases. The two nearest sites that are listed are 1010 - 1056 Myrtle Street – a certified school cleanup site and 980 and 992 Myrtle Street _ a certified voluntary cleanup site with land use restrictions only, both more than 1,500 feet away. One other site at 660 Donohoe Street, the Jones Mortuary, was identified on the Geotracker website as a closed cleanup site.

Cleanup Site	Address	Cleanup Status
School owned site (60001223)	1010-1056 Myrtle Street East Palo Alto, CA 94303	Certified cleanup site: Closed
School owned site (60001925)	980 & 992 Myrtle Street East Palo Alto, CA 94303	Voluntary cleanup site with land use restrictions Closed
600 Donohoe Street	600 Donohoe Street	LUST Cleanup site Closed

Source: DTSC and SWRCB databases

Based on these findings, no further action is recommended.

LEAD AGENCY CONTACT PERSON

Elena Lee, Planning Manager

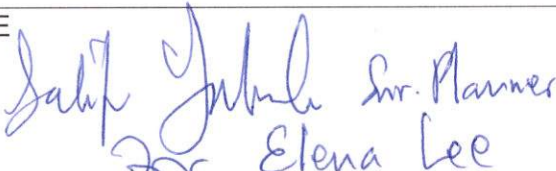
AREA CODE, TELEPHONE, Extension

(650) 853-3189

This notice shall be filed only after approval of an exempt project.

IF FILED BY APPLICANT

1. Attached certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?
Yes ___ No ___
3. Attach original and two copies of this Notice of Exemption.
4. Attach two self-addressed, stamped envelopes.

SIGNATURE	TITLE	DATE
 Signed by ___ Applicant <input checked="" type="checkbox"/> Lead Agency	Elena Lee, Planning Manager	6/4/2024

AFFIDAVIT OF COUNTY CLERK FILING AND POSTING

I declare that on _____ I received and posted this Notice as required by California Public Resources Code Section 2115.2. Said Notice will remain posted for thirty (30) days from the filing date.

By _____ Date _____

County of San Mateo
Clerk-Recorder
Mark Church
555 County Center
Redwood City, CA 94063
(650) 363-4500

Receipt No.: RPT20240030689

Finalization No.: 2024030214

Cashier: 78

Register: 021

Date/Time: 06/05/2024 02:24 PM

Item	Title	Count
1	NOE	1
NOTICE OF EXEMPTION		
Document No.:		128928
Filing Time:		02:24 PM
Filing Total:		\$50.00
Filing Fee:		\$50.00
Total Amount Due:		\$50.00
Total Paid		
Credit Card Tendered:		\$50.00
#2153d		
Amount Due:		\$0.00

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<https://www.smcacore.gov/>



06/05/2024 02:24 PM