



**Notice of Determination**

**Appendix D**

**To:**

Office of Planning and Research  
 U.S. Mail: Street Address:  
 P.O. Box 3044 1400 Tenth St., Rm 113  
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk  
 County of: San Mateo County Clerk  
 Address: 555 County Center, 1st Floor  
Redwood City, CA 94063

**From:**

Public Agency: City of East Palo Alto  
 Address: 1960 Tate Street  
East Palo Alto, CA 94303  
 Contact: Elena Lee, Planning Manager  
 Phone: 650-853-3148

Lead Agency (if different) \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Contact: \_\_\_\_\_  
 Phone: \_\_\_\_\_

128438

**FILED**  
 SAN MATEO COUNTY  
**Nov 17 2022**  
 MARK CHURCH, County Clerk  
 By [Signature]  
 Deputy Clerk

**SUBJECT: Filing of Notice of Determination in compliance with Section 21100 Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2020040270

Project Title: Woodland Park Euclid Improvements

Project Applicant: Woodland Park Communities/Sand Hill Properties

Project Location (include county): 2001 Manhattan Avenue and 375 Donohoe Street, East Palo Alto  
San Mateo County

**Project Description:**

Project would demolish 161 existing residential units to construct 605 new residential units, a 625-space parking garage, 5,000 sq of retail/community space within three 5- to 13- story buildings, and a 1.5 million-gallon water tank. Ordinances approving the project's Zoning Map/Development Code Amendments establishing the Neighborhood Center Overlay District and the project Development Agreement were introduced Nov. 1, 2022 and adopted Nov. 15, 2022. +

This is to advise that the City of East Palo Alto has approved the above  
 ( Lead Agency or  Responsible Agency)

described project on Nov. 15, 2022 and has made the following determinations regarding the above  
 (date)  
 described project.

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:  
<https://www.ci.east-palo-alto.ca.us/planning/project/woodland-park-euclid-improvements-general-plan-amendment-zoning-amendment-and>

Signature (Public Agency): [Signature] Title: Planning Manager

Date: November 16, 2022 Date Received for filing at OPR: \_\_\_\_\_

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

---

Receipt No.: RPT20220075195

Finalization No.: 2022074841

Cashier: 36

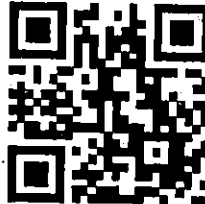
Register: 021

Date/Time: 11/17/2022 03:18 PM

Item	Title	Count
1	EIR	1
Fish & Game: Env Impact Report		
Document No.:		128438
Filing Time:		03:18 PM
Filing Total:		\$50.00
Total Amount Due:		\$50.00
Total Paid		
Credit Card Tendered:		\$50.00
#4403G		
Amount Due:		\$0.00

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS

<https://www.smcacre.org/>



11/17/2022 03:18 PM



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print [REDACTED] Finalize & Email

RECEIPT NUMBER:  
 41-11042022-0001  
 STATE CLEARINGHOUSE NUMBER (If applicable):

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF EAST PALO ALTO	LEAD AGENCY EMAIL	DATE 11/04/2022
COUNTY/STATE AGENCY OF FILING SAN MATEO COUNTY	DOCUMENT NUMBER 128432	

PROJECT TITLE:

WOODLAND PARK EUCLID IMPROVEMENTS

PROJECT APPLICANT NAME ELENA LEE	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)     \$ 3,539.25     \$ 3,539.25
- Mitigated/Negative Declaration (MND)(ND)     \$ 2,548.00     \$
- Certified Regulatory Program (CRP) document - payment due directly to CDFW     \$ 1,203.25     \$
- 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 \$ 3,589.25

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE:

Glenn Changlin Deputy Clerk

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

County Clerk: San Mateo County Clerk
Address: 555 County Center, 1st Floor Redwood City, CA 94063

From:

Public Agency: City of East Palo Alto
Address: 1960 Tate Street East Palo Alto, CA 94303
Contact: Elena Lee, Planning Manager
Phone: 650-853-3148

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2020040270

Project Title: Woodland Park Euclid Improvements

Project Applicant: Woodland Park Communities/Sand Hill Properties

Project Location (include county): 2001 Manhattan Avenue and 375 Donohoe Street, East Palo Alto San Mateo County

Project Description:

Project would demolish 161 existing residential units to construct 605 new residential units, a 625-space parking garage, 5,000 sf of retail/community space within three 5- to 13- story buildings, and a 1.5 million-gallon water tank. Project includes a General Plan and Development Code Amendment to create a Neighborhood Center Residential Overlay, which would allow neighborhood service uses, increased residential density, and increased building heights.

This is to advise that the City of East Palo Alto has approved the above (Lead Agency or Responsible Agency)

described project on Nov. 1, 2022 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

https://www.cityofepa.org/planning/project/woodland-park-euclid-improvements-general-plan-amendment-2/

Signature (Public Agency): [Signature] Title: Planning Manager

Date: November 3, 2022 Date Received for filing at OPR:

128432

FILED
SAN MATEO COUNTY
Nov 04 2022
MARK CHURCH, County Clerk
By [Signature]

Authority cited: Sections 21083, Public Resources Code.
Reference: Section 21000-21174, Public Resources Code.

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

---

Receipt No.: RPT20220072877

Finalization No.: 2022072562

Cashier: 77

Register: 020

Date/Time: 11/04/2022 03:08 PM

Item	Title	Count
1	EIR	1
Fish & Game: Env Impact Report		
Document No.:		128432
Filing Time:		03:08 PM
Filing Total:		\$3,589.25
Filing Fee:		\$3,539.25
<hr/>		
Total Amount Due:		\$3,589.25
<hr/>		
Total Paid		
Credit Card Tendered:		\$3,589.25
#04401g		
Amount Due:		\$0.00

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS

<https://www.smcacre.org/>



11/04/2022 03:08 PM