



EAST PALO ALTO PLANNING COMMISSION REGULAR SESSION AGENDA

Monday, September 14, 2026, 7:00 PM
East Palo Alto City Hall
2415 University Ave.
East Palo Alto, CA 94303

NOTICE

This meeting will be held virtually and in-person at the Council Chambers located on 2415 University Ave, First Floor East Palo Alto, CA 94303. The virtual portion of this Planning Commission meeting will be conducted in accordance with City of East Palo Alto Resolution adopted pursuant to Assembly Bill 361.

The public may participate in the Planning Commission Meeting via Zoom Meeting or by attending in-person in the Council Chambers at 2415 University Ave, First Floor East Palo Alto, CA 94303. Community members may provide comments by submitting a speaker card at the meeting, or using the **RAISE HAND** feature when the Chair or Clerk call for public comment. Emailed comments should include the specific agenda item on which you are commenting.

Please click this URL to join

<https://us06web.zoom.us/j/84790398281>

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or
+ 1 346 248 7799 or
+ 1 253 215 8782 or
+ 1 312 626 6799 or
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+ 1 301 715 8592

Webinar ID: 847 9039 8281

International numbers available: <https://zoom.us/u/aMWYF4KT>

1. **CALL TO ORDER AND ROLL CALL**
2. **APPROVAL OF THE AGENDA**
3. **APPROVAL OF CONSENT CALENDAR**
 - 3.1 **Planning Commission July 27, 2026 Meeting Minutes**

Recommendation: Accept the July 27, 2026 Planning Commission Meeting Minutes.

4. PUBLIC COMMENT

5. INFORMATIONAL REPORTS

6. PUBLIC HEARINGS

6.1 Conditional Use Permit Renewal for MEGA MART 1775 E Bayshore Rd

Recommendation:

1. Adopt a resolution granting of a Conditional Use Permit for a three-year extension (CUP26-001) of a previously approved Conditional Use Permit (CUP25-001) for the Sale of Alcohol (Beer, Wine and Distilled Spirits) for off-site consumption at a grocery store (MEGA MART) located at 1775 East Bayshore Road, based on the findings and subject to the conditions proposed by staff, as may be subsequently amended by the Planning Commission; and
2. Finding that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15301 Class 1, Existing Facilities.

7. SPECIAL PRESENTATIONS

7.1 Vista 2035 General Plan Chapter 7. Health and Equity (Environmental Justice) Element Update Study Session

Recommendation:

No formal action is required for the study session.

8. ADJOURNMENT

Upcoming meetings:

Regular Meeting	September 28, 2026	7:00pm
Regular Meeting	October 19, 2026	7:00pm
Regular Meeting	November 2, 2026	7:00pm

This AGENDA is posted in accordance with Government Code Section 54954.2(a)

This Notice of Availability of Public Records: All public records relating to an open session item which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to the majority of the Planning Commission will be available for public inspection at 1960 Tate Street, East Palo Alto, CA at the same time that the public records are distributed or made available to the Planning Commission. Such documents may also be available on the East Palo Alto website www.cityofepa.org subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling (650) 853-3189.

The Planning Commission meeting packet may be reviewed by the public at 1960 Tate Street, East Palo Alto 94303. Any writings or documents pertaining to an open session item provided to a majority of the Planning Commission less than 72 hours prior to the meeting, shall be made available for public inspection at CED office, 1960 Tate Street, East Palo Alto, California 94303 during normal business hours. Information distributed to the Commission at the meeting becomes part of the public record. A copy of written material, pictures, etc. should be provided for this purpose.

East Palo Alto City Council Chambers is ADA compliant. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office at (650) 853-3127 no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof.

DECLARATION OF POSTING

This Notice is posted in accordance with Government Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the City website. Under penalty of perjury, this Agenda was posted to the public at least 72 hours prior to the meeting.

POSTED: (9/10/2026)

ATTEST:

Ruby Phillips

Secretary II

SEAT	COMMISSIONER	EXPIRES	SEAT	COMMISSIONER	EXPIRES
1	Christopher Kao	5/31/2026	5	Robert Sherrard	5/31/2027
2	Juan Mendez	5/31/2027	6	Javanni Brown-Austin	5/31/2027
3	Robert Allen Fisk	5/31/2028	7	Curtis Monette	5/31/2027
4	Michael Mashack	5/31/2028	8	Isabel Lopez Ysmael	5/31/2027



EAST PALO ALTO PLANNING COMMISSION STAFF REPORT

DATE: September 14, 2026
TO: Honorable Chair and Members of the Planning Commission
VIA: Salifu Yakubu, Interim Planning Manager
BY: Ruby Phillips, Secretary II, CEDD
SUBJECT: July 27, 2026, Planning Commission Meeting Minutes

Recommendation

Accept the July 27, 2026 Planning Commission Meeting Minutes.

Attachments

1. July 27, 2026, Planning Commission Meeting Minutes.



CITY OF EAST PALO ALTO PLANNING COMMISSION REGULAR MEETING MINUTES

July 27, 2026, 7:00 p.m.
EPA Government Center
City Council Chamber
East Palo Alto, CA 94303

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:05 p.m. by Chair Sherrard.

Attendee Name	Title	Status	Arrived
Chris Kao	Commissioner	Present	
Juan Mendez	Commissioner	Present	Late
Robert Allen Fisk	Commissioner	Present	
Michael Mashack	Commissioner	Present	
Robert Sherrard	Chair	Present	
Javanni Brown-Austin	Commissioner	Present	
Curtis Monette	Commissioner	Present	
Isabel Lopez Ysmael	Alternate Commissioner	Present	

2. APPROVAL OF AGENDA

Commissioner Allen Fisk requested that item 3.2 be pulled from the Consent Calendar so that the Commission could vote on items 3.1 and 3.2 separately. The Commission discussed as to whether this was necessary. Acting City Attorney Valerie Armento suggested that items 3.1-Infinity Salvage be pulled from the Consent Calendar, and that item 3.2 remain on the Consent Calendar. The Agenda was approved with the amendment that items 3.1 and 3.2 would be voted on separately. All Commissioners were in favor of approving the agenda.

3. APPROVAL OF CONSENT CALENDAR

3.1 **This item was voted on separately from the Consent Calendar**

Denial of Special Use Permit (SUP26-001) for Continued Operation and Phased Wind-Down of the Infinity Salvage Automobile Recycling Facility (Project) at 2091 Bay Road (

Recommendation:

To memorialize the Planning Commission's denial of the Project at its July 13, 2026, public hearing, staff recommends that the Planning Commission adopt a resolution to:

1. Deny Special Use Permit (SUP26-001) for the continued operation of the automobile recycling facility located at 2091 Bay Road, East Palo Alto for a period of one year, for the purpose of facilitating a phased wind-down and the ultimate cessation of operations. This action is based on the facts and findings articulated by the Planning Commission during the July 13, 2026, public hearing, as reflected in the proposed resolution (Attachment 1), and the Commission's subsequent 6-1 vote denying the Project.
2. Determine that Section 15270 of the California Environmental Quality Act (CEQA) Guidelines provides that CEQA does not apply to projects that a public agency rejects or disapproves.
3. Acknowledge that the decision shall be final unless an appeal is filed pursuant to East Palo Alto Municipal Code Chapter 18.116 within fifteen (15) days following the date of adoption of the resolution.

Commissioner Kao made a motion to deny Special Use Permit SUP26-001 as recommended by staff. The motion was seconded by Commissioner Mendez. The motion carried

RESULT:	Motion Carried
MOTION BY:	Kao
SECOND:	Mendez
AYES:	Kao, Mashack, Brown-Austin, Sherrard, Mendez
NOES:	Allen Fisk
ABSTAIN:	Monette
ABSENT:	

3.2 Planning Commission July 13, 2026 Meeting Minutes

Recommendation: Accept the July 13, 2026 Planning Commission Meeting Minutes.

Commissioner Allen-Fisk made a motion to approve the meeting minutes. The motion was seconded by Commissioner Brown-Austin. The motion carried.

RESULT:	Motion Carries
MOTION BY:	Allen Fisk
SECOND:	Brown-Austin
AYES:	Allen Fisk, Kao, Mashack, Brown-Austin, Monette, Mendez, Sherrard
NOES:	
ABSTAIN:	
ABSENT:	

4. PUBLIC COMMENT

No Public Comment.

5. INFORMATIONAL REPORTS

Planning Manager Elena Lee made the following announcements:

- City Council denied the temporary inclusionary housing incentive program.
- City Council approved the Developing Agreement amendment for the Woodland Park project.

6. SPECIAL PRESENTATIONS

6.1 Election of Planning Commission Chair and Vice Chair

Recommendation: Select a new Chair and Vice Chair of the Planning Commission for 2026-2027

Chair Sherrard made a motion to select Commissioner Javanni Brown-Austin as Chair. The motion was seconded by Commissioner Mashack. The motion carried.

RESULT:	Motion Carried
MOTION BY:	Sherrard

SECOND:	Mashack
AYES:	Allen Fisk, Sherrard, Kao, Mashack, Brown-Austin, Monette, Mendez
NOES:	
ABSTAIN:	
ABSENT:	

Commissioner Allen Fisk made a motion to select Commissioner Kao as Vice Chair. There was no second.

Commissioner Mashack made a motion to select Commissioner Monette as Vice Chair. The motion was seconded by Commissioner Mendez. The motion carried.

RESULT:	Motion Carried
MOTION BY:	Mashack
SECOND:	Mendez
AYES:	Allen Fisk, Sherrard, Kao, Mashack, Brown-Austin, Monette, Mendez
NOES:	
ABSTAIN:	
ABSENT:	

7. **PUBLIC HEARINGS**

7.1 **Design Review Permit, Vesting Tentative Parcel Map, and Tree Removal Permit at 2120-2160 Euclid Avenue Mixed-Use Project **AMENDED****

Recommendation:

1. Adopt a Resolution approving Design Review (DR24-002), Vesting Tentative Parcel Map (TPM26-004), and Tree Removal Permits (TRP26-009) for the 2120-2160 Euclid Avenue Mixed-Use Project;
2. Find that the Project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 32 Section 15332 - Infill Development Projects

The item was amended to include the correct process under the Development Agreement section. Additionally, the Conditions of Approval, Attachment 1 Exhibit B, were amended to remove a duplicate attachment and reflect the correct version of the document.

Commissioners asked questions of the applicant and staff and provided feedback.

Commissioner Mashack made a motion to approve the resolution for the 2120-2160 Euclid Avenue Mixed-Use Project as recommended by staff. The motion was seconded by Commissioner Kao. The motion carried.

RESULT:	Motion Carried
MOTION BY:	Mashack
SECOND:	Kao
AYES:	Allen Fisk, Sherrard, Kao, Mashack, Brown-Austin, Monette, Mendez
NOES:	
ABSTAIN:	
ABSENT:	

8. **ADJOURNMENT**

The meeting was adjourned at 9:37pm.

Planning Commission Clerk

Planning Commission Chair

East Palo Alto Planning Commission

July



EAST PALO ALTO PLANNING COMMISSION STAFF REPORT

DATE: September 14, 2026

TO: Honorable Chair and Members of the Planning Commission

VIA: Elena Lee, Community and Economic Development Director
Shiri Klima, Assistant City Manager

BY: Alvin Jen, Associate Planner
Salifu Yakubu, Senior Planner

SUBJECT: Extension of Previously Approved Conditional Use Permit (CUP25-001) for the Sale of Alcoholic Beverages (Beer, Wine, and Distilled Spirits) for Off-Site Consumption at a grocery store (MEGA MART) located at 1775 East Bayshore Road

Recommendation

Adopt a resolution:

1. Granting a three-year extension (CUP26-001) on an existing Conditional Use Permit (CUP25-001) for the Sale of Alcoholic Beverages (Beer, Wine and Distilled Spirits) for off-site consumption at a grocery store (MEGA MART) located at 1775 East Bayshore Road, based on the required findings and subject to the Conditions of Approval included as Exhibit A, as may be subsequently amended by the Planning Commission; and
2. Finding that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 (Existing Facilities).

Alignment with City Council Strategic Plan

This recommendation is primarily aligned with the following City Council Strategic Plan priorities:

- Promote Housing, Economic and Workforce Development
- Promote Health & Public Safety

Background

Owner/ Applicant:	MEGA MART, CA Inc.
Location/ APN:	1775 East Bayshore Road, East Palo Alto /063-511-720
Existing Use:	Commercial/retail tenant space
General Plan Designation:	Mixed Use High (Up to 86 du/ac; 2.5 FAR)
Zoning:	MUH (Mixed Use High)
Surrounding Zoning:	North: MUC-1 (Mixed-Use Commercial Subzone 1) Residential, MUH (Mixed-Use High) South: C-G (Commercial General) East: R-MD-2 (Multiple Family Medium Density Residential Subzone 2) West: C-G (Commercial General)
Flood Zone:	N/A
Public Notice:	A public notice of this hearing was mailed to property owners within 600 feet of the site and published in the Palo Alto Daily News on September 4, 2026. Additionally, the meeting agenda and staff report were posted on the City's website and on a bulletin-board located at City Hall: 2415 University Avenue, East Palo Alto.
Recusal Map:	According to the Planning Commission Recusal Map, no Planning Commissioners reside within 1000 feet of the project site, and City staff are not aware of any conflicts of interest involving any Commissioners.

Project Description

MEGA MART CA, Inc. ("Applicant") operates grocery stores under the MEGA MART brand in Atlanta, Georgia; Dublin, California; East Palo Alto, California; Fremont, California; and Sunnyvale, California. In addition, the Applicant operates a store under the Jagalchi brand in Daly City, California, and is also in the process of opening an additional MEGA MART store in La Mirada, California.

The Applicant is seeking an extension of previously approved Conditional Use Permit CUP25-001, to allow the continued sale of alcoholic beverages for off-site consumption under a Type-21 license issued by the California Department of Alcoholic Beverage Control (ABC). A Type-21 license allows for the retail sale of beer, wine, and distilled spirits for consumption off the site. On September 8, 2025, the Planning Commission approved CUP25-001 with the condition that the Conditional Use Permit be brought back to the Planning Commission for compliance review no later than one year after the ABC license is issued or sooner if complaints are registered against the operation.

The sale of beer, wine, and distilled spirits is a part of its standard business model and is a required component of MEGA MART's grocery stores. The Applicant currently holds a Type-21 (off-sale general for beer, wine, and distilled spirits sales for consumption off the premises) license with the California Department of Alcoholic Beverage Control (ABC) for its California locations (Daly City, Dublin, East Palo Alto, Fremont, La Mirada, and Sunnyvale). Accordingly,

the Applicant seeks an extension for a Conditional Use Permit to allow off-site consumption of alcoholic beverages pursuant to East Palo Alto Municipal Code (EPAMC) Section 18.48.040.

The proposed hours of operation for the grocery store would be seven days a week from 8:00 AM to 9:00 PM. There are no proposed changes to the store's operating hours or physical configuration as part of this extension request. The Applicant has stated that approximately 74 staff members including eight managers will oversee daily operations. In addition to grocery products, the East Palo Alto store includes a bakery, coffee bar, and hot food deli, as well as a dining area where customers may consume their purchases on-site. Alcoholic beverages purchased at the store would not be allowed to be consumed on-site.

The Applicant currently sells beer, wine, and distilled spirits as part of its product offerings within the grocery store for off-site consumption. The sales of alcoholic beverages are anticipated to be approximately 2% of the volume of daily sales, and any alcohol sales would occur during the hours of operation, seven days a week from 8:00 AM to 9:00 PM. The Applicant has stated that only employees of legal drinking age who have completed Responsible Beverage Service (RBS) training will be permitted to sell alcohol, following the screening and verification of customers' age. The Applicant also maintained on-site security to monitor the store's interior, exterior, and surrounding areas to ensure the safety of customers and staff. On-site security has been included as a Condition of Approval (COA) and will be subject to compliance monitoring by City staff. If not followed, the CUP may be revoked for not following through with the COA.

In addition, high-definition close-circuit television (CCTV) cameras are present in the store to monitor all entrances, alcohol sales areas, storage rooms, and exterior spaces. The surveillance system will operate continuously, 24 hours a day, with recordings retained for a minimum of 30 days. Exterior lighting will also be maintained during evening hours to provide adequate visibility and enhance customer safety. Furthermore, the shopping center's property management employs at least one security guard per shift to patrol the premises and utilizes additional security cameras to provide supplemental coverage throughout the shopping center.

Site and Surrounding Area

The subject parcel is approximately 6.12 acres in size and is located near the intersection of O'Connor Street and Clarke Avenue in the Ravenswood 101 Shopping Center. The parcel contains two commercial/retail tenant spaces, currently occupied by Nordstrom Rack and MEGA MART, along with associated parking areas.

The surrounding commercial uses within the larger shopping plaza include other big box retailers, fast-food establishments, and small offices.

To the north and east of the shopping center are residential dwelling units consisting of mostly single-family homes and commercial retail stores to the south. To the west are East Bayshore Road and a large commercial retail store.

Approximately one-quarter mile to the east are public institutions such as La Scuola International Silicon Valley and Izzi at Ravenswood, which are schools that provide education

services ranging from pre-Kindergarten to first grade. Further east is Los Robles-Ronald McNair Academy, a Kindergarten through fifth grade school. Additionally, approximately one-half mile northeast are East Palo Academy and Eastside College Preparatory School, which are both high schools.

Religious institutions within approximately one-half mile of the site include Grace Temple of God, East Palo Alto Apostolic Church, Chùa Giác Minh Buddhist Temple, Open Door Church of God, New Sweet Home Church and East Palo Alto Seventh-Day Adventist Church.

Nearby parks include City-owned Bell Street Park and Joel Davis Park, both approximately one-half mile from the project site.

The nearest addiction treatment centers are located more than one mile from the project site.

Analysis

As discussed in the Background section above, a Conditional Use Permit, approved by the Planning Commission, is required for MEGA MART to sell alcoholic beverages for off-site consumption.

Required Conditional Use Permit Findings

East Palo Alto Municipal Code (EPAMC) Section 18.88.060 stipulates that the Planning Commission may approve, conditionally approve, or deny a Conditional Use Permit only after first making all of the following findings:

1. The proposed use is consistent with the General Plan and any applicable specific plan

Based on staff's review and analysis, the proposed project conforms to and contributes to the accomplishment of the vision, goals, and policies of the General Plan (Vista 2035), and is specifically consistent with the Mixed-Use High land use designation. The continued operation of the grocery store, including the proposed sale of alcoholic beverages as an ancillary component of the grocery store's retail operations, supports the City's economic development objectives by maintaining local employment opportunities and contributing to the City's tax base. The sale of alcoholic beverages within an established grocery store is consistent with the broader retail and commercial activities anticipated within the Mixed-Use Corridor designation and does not alter the project's overall land use character. The project is therefore consistent with the General Plan's economic development and land use objectives, including Land Use Goal 2 (Goal LU-2). Accordingly, staff recommends that the Planning Commission find that the project is consistent with the General Plan and the Mixed Use High General Plan land use designation.

2. The proposed use is allowed within the subject zone and complies with all other applicable provisions of the Development Code and the Municipal Code

Pursuant to Section 18.12.020 of the EPAMC, alcohol sales for offsite consumption is allowed in the Mixed-Use High (MUH) zone upon approval of a Conditional Use Permit, and in compliance with standards stated in this section as required per Section 18.48.040.

Additionally, the proposed continuation of alcohol sales complies with all applicable regulations and provisions of the Development Code and Municipal Code, provided that the Applicant complies with the Conditional Use Permit and all applicable federal, State, and local requirements.

3. The design, location, size, and operating characteristics of the proposed use are compatible with the allowed uses in the vicinity, as detailed in the General Plan or any applicable Specific Plan

The project site is a commercial retail space. There are no proposed physical changes to the tenant space or proposed operational changes. Previous improvements to the space have been within the interior, converting the previous retail use to a grocery store and minor improvements to the façade, which included signage through Sign Permit Application SP25-002. The project site is located in a shopping center and compatible with similar types of commercial establishments. The sale of alcohol is a minor and complementary component of the permitted commercial retail use.

Accordingly, the proposed continued sale of alcoholic beverages is compatible with the design, location, size, and operating characteristics of the existing use and surrounding commercial development.

4. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use

Operation of the use at the project site would not be detrimental and not constitute a hazard due to the presence of a similar use in the vicinity not causing a nuisance or any adverse impacts to the City or the surrounding neighborhood. The primary use is a commercial retail (grocery) which is an appropriate use in this zoning district. The sale of alcohol for off-site consumption is considered a minor and customary component of grocery store use and is intended to complement the primary grocery sales. The operation of the continued off-site sales of alcohol has been designed to include training and security to prevent any negative impacts. This commercial retail store is only one of many other retail, office and residential uses within a large retail center.

Therefore, staff recommends that the Planning Commission find that continued operation of the use would not be detrimental to the harmonious and orderly growth of the City or to the public health, safety, welfare, or general interest.

5. The subject site is both:

a. Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities.

The project site is located in a commercial space within a shopping center. There are no proposed physical changes to the tenant space or proposed operational changes. The project site is located in a shopping center, where the surrounding area is relatively flat and is accessible by both passenger-sized vehicles and emergency vehicles. Access to

public services and utilities will not require additional connections as this is an existing site.

b. Served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate.

The project site is located near major streets and near a major freeway. The project site is located in a major shopping center and the use should not generate additional traffic as it is a component of the retail use. Accordingly, the existing street and highway network is adequate to serve the proposed continued operation.

Operations and Maintenance Plan.

EPAMC Section 18.48.040 (B) requires that the permit application to allow the sale of alcoholic beverages also shall be accompanied by an operation and maintenance plan describing the manner in which the applicant intends to conduct the business as follows:

1. Hours of Operation. The proposed hours of operation is seven days a week, 8:00 AM to 9:00 PM.
2. Hours of Alcohol Sales. The Applicant is proposing that alcohol sales start at 8:00 AM to 9:00 PM seven days a week.
3. Employee Training and identification Verification. Only employees of legal drinking age would be allowed to sell alcohol, training will be provided to all employees who sell alcohol, and those employees will practice "Good I.D. Policies" as described by ABC.
4. Property Maintenance. The Applicant is required to have employees regularly monitor the premises and the exterior of the shopping center for trash and graffiti daily and keep a log that includes relevant information, including name of the employee who completed the task, the date and time. The common areas will be managed and monitored by the property manager.
5. Complaint Response and On-Site Management. The Applicant shall be responsible for mitigating any complaints, including but not limited to loitering, litter, and noise associated with the uses permitted by the Conditional Use Permit. In addition, Condition of Approval (COA) #8 requires an on-site manager and store security guard to be present during hours of alcoholic beverage sales to help ensure that alcoholic beverages are not consumed on the premises or in the surrounding area of the retail store.

Determination of Public Convenience or Necessity (PCN)

East Palo Alto Municipal Code (EPAMC) Section 18.48.040 (E) requires determinations within the jurisdiction of the City within ninety days in compliance with Section 23958.4 of the Business and Professions Code as to whether the public convenience or necessity would be served by the issuance of an ABC license. The City Council delegated this authority to the Planning Commission in the Municipal Code. A Public Convenience or Necessity (PCN) determination was previously made when the Planning Commission granted Conditional Use Permit (CUP25-001) for the sale of alcoholic beverages for offsite consumption. Because the current request is for an extension of the previously approved Conditional Use Permit and does not propose a new operator, a new type of alcohol license, or an expansion of the approved use, staff relies on the prior PCN determination and provides the following summary of the original findings.

Because this request involves the existing license and an extension of a conditional use permit, there will be no increase in the number of off-sale alcohol licenses. This further supports the City's General Plan and the Gateway/101 Corridor Specific Plan by promoting local employment opportunities and local-serving retail uses. The grocery store would meet a community need that is currently underserved. The only other grocery store within one-half mile primarily carries Hispanic-focused products, while the proposed establishment would provide a broader range of grocery products, including Asian goods, to the surrounding community. The sale of alcohol for off-site consumption would be a minor and typical component of the grocery store's overall operations, anticipated to account for approximately two percent of daily sales.

The establishment is not likely to increase crime or place an unreasonable burden on police services. The East Palo Alto Police Department provided a calls-for-service log for the period from September 21, 2025, through August 17, 2026 (Attachment 2), and reported that the level of crime at the site is approximately average compared with reporting districts citywide. The Department also raised no concerns regarding the anticipated demand on its resources. The Department of Alcoholic Beverages Control (ABC) previously approved the transfer of the existing Type-21 license from the prior operator, Target, to Mega Mart. No change in operator is proposed as part of this request. ABC has also confirmed that the associated Mega Mart staff have not been arrested or convicted of a felony. The prior license at the premises expired rather than being revoked; therefore, the one-year revocation bar does not apply. In addition, there are no schools, churches, day care centers, homeless shelters, alcohol rehabilitation centers, facilities serving minors, parks, or other incompatible uses within 600 feet of the site. Finally, the applicant has submitted a security plan (Exhibit E) that proposes the use of a security guard and closed-circuit television (CCTV) monitoring of areas where alcoholic beverages are stocked. These measures are intended to help deter theft, monitor activity, and limit potential negative impacts associated with the sale of alcoholic beverages. The detailed findings can be found with CUP25-001.

Pre-requisite for Approval

Section 18.48.040 (C) of the East Palo Alto Municipal Code states that "No permit to engage in the sale of alcoholic beverages shall be approved unless the Review Authority first finds and determines the proposed location for the sale of alcoholic beverages and the conditions under which the activity will be operated will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or other uses in the vicinity." The following conditions describe the potential impacts of any alcoholic beverage establishments for the proposed location.

- 1. No permit to engage in the sale of alcoholic beverages shall be approved unless the Review Authority first finds and determines the proposed location for the sale of alcoholic beverages and the conditions under which the activity will be operated will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or other uses in the vicinity.**

The proposed alcohol sales would be conducted within a grocery store. The sale of beer, wine, and distilled spirits is an incidental use with the purchase of products typically found in a grocery store food and minor percentage of overall sales, consistent with the proposed type of alcoholic beverage license (ABC license Type-21).

In email communication with Community Service Officer Elizabeth Lam on August 18, 2026, the East Palo Alto Police Department did not have any notable concerns regarding the application for the extension of a Conditional Use Permit to allow the off-sale of alcohol at this location. Finally, the specific guidelines of the proposal and COAs recommended for this project would ensure that the sales of alcoholic products occur in a manner that is not detrimental to the surrounding community.

Based on the foregoing, staff believes that the proposed project will not be “detrimental to the public health, safety or welfare, or materially injurious to properties or other uses in the vicinity.”

Conditions of Approval (COA).

EPAMC Section 18.48.040 (D) enables the Planning Commission to impose conditions upon the issuance of the permit it deems appropriate, necessary, and reasonable, under the circumstances. Consequently, staff has proposed Conditions of Approvals (COAs) to ensure that alcoholic beverage sales at this location will not have a detrimental effect on the community and will be undertaken in a safe manner. Please refer to Exhibit A.

Specific issues addressed by the COAs include:

1. Approve the permit for a period not to exceed three years, with annual reviews;

The Planning Commission has previously approved the Conditional Use Permit for one year on September 8, 2025, and the issuance date of an ABC Type-21 License was June 27, 2025. COA #13 of the original Conditional Use Permit states that the Planning Commission may grant a three-year extension of this Conditional Use Permit unless it is deemed appropriate, necessary, and reasonable, under these circumstances, and an annual review may be requested. As of the preparation of this staff report, staff have not been made aware of any violations reported to ABC or any excess police calls associated with alcohol-related activity at or around the project site. Staff will continue to work closely with the East Palo Alto Police Department to ensure that the applicant has complied with all the required COAs and follow up with additional recommendations, if warranted, to the Planning Commission. Therefore, a three-year extension is recommended for approval.

2. Limitation upon the hours of the day during which alcoholic beverages can be sold;

COA #5 states that alcohol sales will be limited to the hours of 8:00 a.m. to 9:00 p.m. seven days a week.

3. Requirement for special trash collection service; and/or

COA #9 requires store employees to regularly monitor the premises and exterior areas of the shopping center for trash and graffiti. Common areas will continue to be managed and monitored by the shopping center’s property manager.

4. Requirement for special security arrangements; provided, however, the cost shall not impose an unreasonable economic hardship upon the proprietor of the establishment.

In general, these COAs are primarily designed to address potential impacts associated with the sale of alcoholic beverages, including but not limited to noise, litter, loitering, alcohol consumption on or near the premises, and sales to minors. For example, COA #8 states that an on-site manager must be present during hours of alcohol sales to ensure that no alcoholic consumption occurs onsite or the surrounding area. The Applicant intends to hire a trained security guard to monitor the store's interior, exterior, and surrounding areas to ensure the safety of customers and staff. In addition, the store's high-definition CCTV system monitors entrances, alcohol sales areas, storage rooms, and exterior spaces. The surveillance system operates continuously, 24 hours a day, with recordings retained for a minimum of 30 days. Exterior lighting will also be maintained during evening hours to provide adequate visibility and enhance customer safety. Furthermore, the shopping center's property management has hired at least one security guard per shift to patrol the shopping center and security cameras to provide additional coverage. All of the recommended conditions of approval are intended to enable MEGA MART to operate in compliance with relevant development as well as local health and safety code requirements and provide a regulatory baseline by which to evaluate compliance. The Planning Commission may choose to affirm the conditions of approval recommended to be applied to the project; apply more restrictive conditions of approval as deemed necessary; or lessen the restrictions to be imposed on the project.

Fiscal Impact

Approval of the Conditional Use Permit extension is not anticipated to have a direct fiscal impact on the City's General Fund. Continued operation of the grocery store may, however, generate sales tax revenue for the City through taxable retail sales.

Public Notice

Notice of the September 14, 2026, Planning Commission hearing was provided through multiple methods. The meeting agenda and staff report were made available on the City's website and posted on a bulletin board at City Hall, located at 2415 University Avenue, East Palo Alto. A public hearing notice was published in the Palo Alto Daily News on September 4, 2026. Notices were also mailed to property owners within 600 feet of the project site at least ten days prior to this hearing. Notice was additionally provided to the Community-Based Outreach District 3 mailing list. As of the writing of this staff report, staff has one phone call from a property owner but that individual has not submitted any written comments. Any written correspondence or additional public comments received after publication of this staff report will be provided to the Planning Commission for consideration at the September 14, 2026, meeting.

Environmental

Staff has determined that the requested Conditional Use Permit extension is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Class 1) of the California Environmental Quality Act (CEQA), which exempts the continued operation of existing facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The applicant is requesting to be able to continue the proposed sale of alcohol to

customers. Standard conditions of approval are included to address all potential environmental impacts. Accordingly, staff recommends that the Planning Commission find the proposed project categorically exempt from CEQA pursuant to Section 15301, Class 1.

Government Code § 84308

Applicability of Levine Act: Yes.

Analysis of Levine Act Compliance: The signatory(ies) for the agreement(s) is/are Bumsuck Ha and MEGA MART Holdings, Inc. Staff are unaware of any other parties or participants relevant to the Council's consideration of this item.

Attachments

1. Draft Resolution for CUP26-001
2. East Palo Alto Police Department Calls for Service Log
3. Proposed Security Plan
4. Department of Alcoholic Beverage Control License

Exhibits

- A. Conditions of Approval
- B. Findings of Facts
- C. Project Plans

ATTACHMENT 1

RESOLUTION NO. PC 2026-XX

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EAST PALO ALTO**

**APPROVING THE EXTENSION OF A CONDITIONAL USE PERMIT (CUP 25-001)
FOR THE SALE OF BEER, WINE, AND DISTILLED SPIRITS FOR OFF-SITE
CONSUMPTION FOR MEGA MART AT 1775 EAST BAYSHORE ROAD
(APN 063-511-720)**

WHEREAS, Section 18.88.060 of the East Palo Alto Municipal Code (EPAMC) stipulates that Planning Commission may approve, conditionally approve, or deny a Conditional Use Permit only after first making certain findings; and

WHEREAS, 18.48.040 of the EPAMC provides that the Planning Commission shall review applications for a use permit to engage in the sale of alcoholic beverages; and

WHEREAS, on September 8, 2025, the Planning Commission initially approved for a period of up to one year a Conditional Use Permit (CUP25-001) for the Sale of Alcohol (Beer, Wine, and Distilled Spirits) for off-site consumption at a grocery store MEGA MART Holdings Incorporated, which is doing business as MEGA MART (hereinafter “MEGA MART”) for a Type 21 license by the Department of Alcoholic Beverage Control (“ABC”) located at 1775 East Bayshore Road, (APN 063-511-720), which is zoned Mixed Use High; and

WHEREAS, on June 9, 2026, MEGA MART submitted an application seeking a renewal of a Conditional Use Permit for the continued use of a Type 21 license; and

WHEREAS, a public notice of this hearing was mailed to property owners within 600 feet of the project site on September 4, 2026, and was published in the Palo Alto Daily News on September 4, 2026; and

WHEREAS, at a duly noticed public hearing on September 14, 2026, the Planning Commission received and considered the Conditional Use Permit (CUP26-001) application, supporting documentation, public testimony, and a recommendation from staff.

**NOW THEREFORE BE IT RESOLVED THAT THE PLANNING COMMISSION
OF THE CITY OF EAST PALO ALTO HEREBY:**

1. Approves Conditional Use Permit (CUP26-001) subject to the “Conditions of Approval” in Exhibit A and based upon the “Findings of Facts” contained in Exhibit B;

2. Finds that the project as depicted in the plans contained in Exhibit C is in conformance with the development standards contained in the East Palo Alto Zoning Ordinance;
3. Finds that this project is consistent with the East Palo Alto General Plan and the General Plan map, objectives, goals, policies and implementation programs, as detailed in the staff report, the findings of which are incorporated herein by this reference; and
4. Finds that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 of the CEQA Guidelines, which exempts the continued operation of existing facilities involving negligible or no expansion of use beyond that existing at the time of this determination, in that the project involves the continued operation of an existing grocery store with an existing Type 21 ABC license, with no proposed physical changes to the tenant space and no expansion or intensification of the previously approved alcohol sales use..

PASSED AND APPROVED on this 14th day of September, 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

SIGNED:

Javanni Brown-Austin, Chair

ATTEST:

APPROVED AS TO FORM:

Bryan Tran, Planning Secretary

John D. Lê, City Attorney

East Palo Alto Police Department Calls for Service
09/21-2025 - 08/17/2026

Date Call Received	Call Number	Address	Call Type Description
9/21/2025 14:01	22150	1775 E BAYSHORE RD	PASSING CHECKS
9/24/2025 9:28	22345	1775 E BAYSHORE RD	PASSING CHECKS
9/24/2025 13:09	22358	1775 E BAYSHORE RD	DISTURBANCE CIVIL
9/24/2025 19:44	22385	1775 E BAYSHORE RD	FOOT PATROL
9/24/2025 20:25	22387	1775 E BAYSHORE RD	DISTURBANCE JO
9/28/2025 9:22	22666	1775 E BAYSHORE RD	PASSING CHECKS
9/29/2025 14:20	22773	1775 E BAYSHORE RD	PASSING CHECKS
9/30/2025 15:44	22875	1775 E BAYSHORE RD	DISTURBANCE
9/30/2025 15:47	22877	1775 E BAYSHORE RD	SUSPICIOUS PERSON
10/12/2025 11:43	23877	1775 E BAYSHORE RD	SUBPOENA SERVICE
10/21/2025 6:51	24549	1775 E BAYSHORE RD	PARKING COMPLAINT
11/1/2025 23:20	25516	1775 E BAYSHORE RD	DISTURBANCE JO
11/7/2025 20:26	26047	1775 E BAYSHORE RD	FOOT PATROL
11/12/2025 4:54	26416	1775 E BAYSHORE RD	WELFARE CHECK PERSON
11/17/2025 16:46	26894	1775 E BAYSHORE RD	THEFT/EMBEZZLEMENT/LARCENY REPORT
11/17/2025 20:39	26908	1775 E BAYSHORE RD	THEFT/EMBEZZLEMENT/LARCENY REPORT
11/21/2025 10:46	27192	1775 E BAYSHORE RD	DISPERSAL
11/24/2025 13:53	27523	1775 E BAYSHORE RD	DISPERSAL
11/24/2025 21:45	27565	1775 E BAYSHORE RD[RAVENSWOOD	PASSING CHECKS
11/28/2025 9:22	27800	1775 E BAYSHORE RD	SUBJECT STOP
12/3/2025 10:22	28256	1775 E BAYSHORE RD	DISPERSAL
12/20/2025 2:13	29634	1775 E BAYSHORE RD	COMMERCAL ALARM - AUDIBLE
12/25/2025 14:31	30074	1775 E BAYSHORE RD	COURT ORDER VIOLATION REPORT
12/30/2025 9:59	30429	1775 E BAYSHORE RD	DISTURBANCE JO
1/2/2026 10:25	108	1775 E BAYSHORE RD	DISPERSAL
1/5/2026 20:51	361	1775 EAST BAYSHORE RD	PASSING CHECKS
1/8/2026 2:55	538	1775 EAST BAYSHORE ROAD[MEGA MART	PASSING CHECKS
2/8/2026 22:08	2987	1775 BAYSHORE	PASSING CHECKS
2/13/2026 20:15	3368	1775 E BAYSHORE RD	DISTURBANCE JO
3/4/2026 23:33	5055	1775 BAYSHORE	PASSING CHECKS
3/28/2026 13:59	7236	1775 E BAYSHORE RD	WELFARE CHECK PERSON
3/31/2026 22:20	7514	1775 E BAYSHORE RD	COMMERCAL ALARM - AUDIBLE

page 1 of 2

East Palo Alto Police Department Calls for Service
09/21-2025 - 08/17/2026

Date Call Received	Call Number	Address	Call Type Description
4/24/2026 10:39	9382	1775 E BAYSHORE RD	FOLLOW UP
5/13/2026 20:51	10823	1775 E BAYSHORE RD	PERSON WITH KNIFE
6/4/2026 4:46	12549	1775 E BAYSHORE RD	OPEN DOOR/WINDOW
6/7/2026 13:45	12763	1775 E BAYSHORE RD	DISTURBANCE
6/13/2026 13:21	13287	1775 E BAYSHORE RD	SUBJECT STOP
7/13/2026 12:29	15549	1775 E BAYSHORE RD	HIT & RUN NON INJURY REPORT
8/5/2026 10:41	17193	1775 EAST BAY SHORE RD	PASSING CHECKS

MEGAMART CA, INC.

760 E El Camino Real,
Sunnyvale, CA 94087

To Whom It May Concern,

This letter is submitted as part of the application process for obtaining a Conditional Use Permit for Mega Mart East Palo Alto, located at 1775 E Bayshore Rd, East Palo Alto, CA 94303. Below are the details regarding our operations:

Business Overview:

MegaMart East Palo Alto is a full-service grocery store offering fresh produce, packaged goods, household items, and alcoholic beverages. The store holds a Type 21 Off-Sale General License, allowing the sale of beer, wine, soju, and distilled spirits such as whiskey, vodka, and rum.

Type of Alcohol Sold:

We will be selling and serving the following types of alcohol:

- Korean Liquor: Soju and Rice Wine
- Beer
- Distilled Spirits
- Sake
- Wine

ABC Application (Form 245):

We have obtained an ABC license. The license number is 667498.

Operating Hours:

Monday – Sunday: 8:00 AM – 9:00 PM

Alcohol sales will follow the same hours as store operations.

Number of Employees/Managers:

The store employs approximately 74 staff members, including 8 managers. Managers oversee daily operations and ensure full compliance with all regulations of the California Department of Alcoholic Beverage Control (ABC). All employees involved in alcohol sales will complete Responsible Beverage Service (RBS) training as required by California law.

Please feel free to contact us if any additional information is needed or if you have questions regarding the operation of our business.

Thank you for your attention to this matter. We look forward to your response and the opportunity to serve alcohol at Mega Mart East Palo Alto.

Sincerely,

Bumsuk Ha
CEO
MEGAMART CA, INC.

MEGAMART CA, INC.

760 E El Camino Real,
Sunnyvale, CA 94087

Security Plan – MegaMart East Palo Alto**Security Personnel:**

A trained security guard will be assigned to oversee both the interior and exterior of the store (including the parking lot) during operating hours (8:00 AM – 9:00 PM). At least one security guard will be present at all times to ensure the safety of customers and staff.

Surveillance & Lighting:

High-definition CCTV cameras will be strategically installed to monitor all entrances, alcohol sales areas, storage rooms, and exterior spaces. The system will operate continuously, 24/7, with footage retained for a minimum of 30 days. Exterior lighting will be maintained during all evening hours to ensure adequate visibility and customer safety.

Alcohol Sales Safety Measures:

ID checks will be required for all alcohol purchases to ensure compliance with legal drinking age regulations.

Employees found in violation of this policy will face immediate disciplinary action.

All employees will undergo alcohol compliance training upon hiring, led by the HR Manager and Support Team Lead, with periodic refresher courses held to maintain adherence to regulations.

Incident Reporting:

In the event of theft, disturbances, or alcohol-related violations, security personnel and store managers will promptly complete an incident report and log it internally. Major incidents will be reported immediately to the East Palo Alto Police Department for further investigation.



CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Report Date: Thursday, August 27, 2026

LICENSE INFORMATION

License Number: 667498 **Primary Owner:** MEGAMART CA, INC. **Office of Application:**
25 - SAN JOSE

BUSINESS NAME

MEGA MART

BUSINESS ADDRESS

1775 E BAYSHORE RD , EAST PALO ALTO, CA, 94303

County: SAN MATEO **Census Tract:** 6119.01

LICENSEE INFORMATION

Licensee: MEGAMART CA, INC.

Company Information

OFFICER: HA, BUMSUCK (TREASURER)

OFFICER: HA, BUMSUCK (PRESIDENT/SECRETARY)

STOCKHOLDER: MEGA MART HOLDINGS, INC.

LICENSE TYPES

*Allow up to six weeks for expiration date updates after renewal fee submittal.

21 - OFF-SALE GENERAL

License Type Status: ACTIVE **Status Date:** 30-JUN-2025 **Term:** 12 Month(s)

Original Issue Date: 27-JUN-2025 **Expiration Date*:** 31-MAY-2027 **Master:** Y **Duplicate:** 0

From License Number: [21-573495](#)

Fee Code: P20 **Transfers:** Transferred On: 27-JUN-2025

OPERATING RESTRICTIONS:

No Operating Restrictions found

DISCIPLINARY ACTION:

No Active Disciplinary Action found

DISCIPLINARY HISTORY:

No Disciplinary History found.

HOLDS:

No Active Holds found

ESCROWS:

No Escrow found

NOTIFICATIONS:

No notifications found

Exhibit A – Conditions of Approval

Approval Date: September 14, 2026

Expiration Date: September 13, 2029

Planning Division

1. The use conducted on the premises shall be as described in writing by the applicant in Attachment 1 to the staff report dated September 14, 2026, as described in this staff report, and as described by the applicant at the public hearing for this application. The above-described use shall be made as part of these conditions of approval by reference.
2. The applicant shall have approval for and maintain a valid Department of Alcoholic Beverage Control (ABC) license for sales of beer, wine, and distilled spirits for off-site consumption at a grocery store (Type 21). This approval shall not cover any other type of ABC license. This approval shall be co-terminus with the ABC license for off-site consumption sales of beer, wine and distilled spirits in a retail store (Type 21) and shall be void if said ABC license is revoked, lapses, denied, cancelled, or surrendered.
3. The approved use is for sales of beer, wine, and distilled spirits for off-site consumption as part of the retail store, which is a permitted use in the MUH zoning district, to be provided at the site. No sales of on-site consumption s can occur at this location without submitted an application to amend the approved Use Permit. There shall be no sale of alcoholic beverages for on-site consumption.
4. No banners or advertisements shall be displayed in a manner as to block visual surveillance of the premises from the street or parking lot. Exterior displays and/or advertising of beer and wine offerings on the site shall be consistent with EPAMC Chapter 18.32 - Signs and are subject to review and approval by the Planning Manager.
5. The sale of alcoholic beverages shall be limited to the hours of: 8:00 a.m. to 9:00 p.m., seven days a week. No alcohol sales are allowed after operating hours. Any future request to increase the hours of operation past 11:00 PM, increase the sales of on-site consumption, must be submitted in an application to amend the hours of operation and type of off-site sales license of this Use Permit from the City of East Palo Alto. The hours of operation listed on the official business' website and posted in front of store shall be consistent with the hours stated above.
6. Employees shall be at least twenty-one (21) years of age in order to sell alcohol. All employees shall be required to complete Licensee Education on Alcohol and Drugs (LEAD) training, sponsored by the ABC and practice "Good I.D. Policies" provided by ABC.

7. The applicant in the operation of the business, shall not sell alcohol to an obviously intoxicated person or sell alcohol to a minor without valid identification verifying age, or sell alcohol outside of the permitted hours. If multiple violations occur within a 12-month period, the use permit may be revoked.

There shall be an on-site manager and security guard at the premises during hours of alcoholic beverage sales operations, who shall ensure that no alcohol consumption occurs onsite and within the surrounding area.

8. The applicant shall be responsible for mitigating any complaints, including but not limited to loitering, litter, and noise associated with the uses permitted by this approval. This includes daily monitoring of the premises and the exterior of the shopping center for trash and graffiti and keep a log of the employee name who completed the task including the date and time.
9. The use of public-address type paging systems that can be heard outdoors is prohibited.
10. The applicant shall comply with all of the provisions of Code Section 18.48.040 – Alcohol Sales of the East Palo Alto Development Code.
11. The applicant shall obtain and maintain a City of East Palo business license and all permits and licenses needed to serve food and drink, including but not limited to licenses from the San Mateo County Health Department. Nothing other than food, drinks, and associated restaurant items shall be sold. All food and drink preparation shall be done in strict accordance with Federal, State, and local health regulations.
12. The Conditional Use Permit shall be brought back to the Planning Commission for review no later than three (3) years from the date that the Conditional Use Permit is issued. The Planning Commission may approve a subsequent period not to exceed three years. Notwithstanding any other provision of applicable law, the Conditional Use Permit will automatically expire and no longer be valid upon the expiration of the initial three-year term, unless extended by the Planning Commission. If the Planning Commission deems appropriate, necessary, and reasonable, under the circumstances, the Condition Use Permit shall be reviewed annually. The applicant's failure to fully and expeditiously comply with the City's requests to bring back a Conditional Use Permit for review will be deemed a failure to meet this condition.
13. Revocation for Non-Compliance. Violation of any Condition of Approval shall be grounds for revocation of this Conditional Use Permit following a noticed public hearing before the Planning Commission. The City Manager or Planning Director may issue a notice of violation citing the specific breach and allow the applicant a reasonable cure period (not to exceed 30 days) before initiating revocation proceedings.

East Palo Alto Police Department

The Police Department has received and reviewed the applicant's operational letter and security plan.

The police department would like the applicant to be aware that if they are going to hire a contract guard for their security personnel, they are responsible for making sure the company they hire adheres to the East Palo Alto Municipal Code §5.52 which requires all Private Patrol Companies to have both a business license and a police permit to operate within East Palo Alto.

14. There shall be no "single sale" of alcoholic beverages, i.e. pints, single cans or bottles, etc.
15. The police department would like to reserve the right to request a review of the applicant's security plan and /or any approval for alcohol sales should crime in the area increase to an unreasonable level or become the cause of community concern.
16. Proper liquor law training shall be provided to all employees who are over the legal age to serve.
17. Employees shall require identification and verification of legal drinking age for all customers who purchase any alcoholic beverages.
18. The applicant shall have an approved copy of the security plan in place for all establishments with a liquor license.
19. Employees shall regularly monitor the premises and shopping center for trash and graffiti. Removal of trash and clean up of graffiti shall be completed in a timely manner.
20. The applicant shall regularly monitor security cameras and provide footage to the East Palo Alto Police Department upon request.
21. As a standard requirement, the East Palo Alto Police Department has reserved the right to request to review the security plan for revision requirements should this be deemed necessary in the future. Reasons for such a request include, however are not limited to the following:
 - Excessive and/or unexplainable increases in calls for service
 - Excessive and/or preventable crimes being committed at the premise
 - Numerous complaints
 - As a precautionary measure for crimes occurring in the area
 - To make recommendations based on newer prevention measures available that might be helpful to the staff and/or patrons.

City Attorney's Office

22. To the maximum extent permitted by law, the applicant (or its successor in interest) shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its City Council, City Planning Commission, officials, employees, agents and volunteers (collectively, "Indemnitees") from and against any and all claims, actions, or proceedings against Indemnitees to attack, set aside, void or annul an approval by Indemnitees relating to this project. This indemnification shall include, but is not limited to, all damages, losses, and expenses (including, without limitation, legal costs, and attorney's fees) that may be awarded to the prevailing party arising out of or in connection with an approval by the Indemnitees relating to this project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in the defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding and the applicant (or its successor in interest) shall reimburse the City for its reasonable legal costs and attorney's fees.

xhibit B – Findings of Facts

Pre-requisite for Approval

Section 18.48.040 (C) of the East Palo Alto Municipal Code states that “No permit to engage in the sale of alcoholic beverages shall be approved unless the Review Authority first finds and determines the proposed location for the sale of alcoholic beverages and the conditions under which the activity will be operated will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or other uses in the vicinity.” The following conditions describe the potential impacts of any alcoholic beverage establishments for the proposed location.

Based on the facts set forth below, the Planning Commission finds that the proposed project will not be “detrimental to the public health, safety or welfare, or materially injurious to properties or other uses in the vicinity.”

1. **No permit to engage in the sale of alcoholic beverages shall be approved unless the Review Authority first finds and determines the proposed location for the sale of alcoholic beverages and the conditions under which the activity will be operated will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or other uses in the vicinity.**

The proposed alcohol sales will be conducted within a grocery store. The sale of beer, wine, and distilled spirits is an incidental use with the purchase of products typically found in a grocery store food and minor percentage of overall sales, consistent with the proposed type of alcoholic beverage license (ABC license Type 21).

In email communication with Community Service Officer Elizabeth Lam on August 18, 2026, the East Palo Alto Police Department did not have any notable concerns regarding the application for the extension of a Conditional Use Permit to allow the off-sale of alcohol at this location. Finally, the specific guidelines of the proposal and COAs recommended for this project would ensure that the sales of alcoholic products occurs in a manner that is not detrimental to the surrounding community.

Based on the foregoing, staff believes that the proposed project will not be “detrimental to the public health, safety or welfare, or materially injurious to properties or other uses in the vicinity.”

Required Conditional Use Permit Findings

East Palo Alto Municipal Code (EPAMC) Section 18.88.060 stipulates that Planning Commission may approve, conditionally approve, or deny a Conditional Use Permit only after first making all of the following findings:

1. **The proposed use is consistent with the General Plan and any applicable**

specific plan

Based on staff's review and analysis, the proposed project conforms to and contributes to the accomplishment of the vision, goals, and policies of the General Plan (Vista 2035) and specifically with the Mixed Use High land use designation. The continued operation of the grocery store, including the offsale of alcohol, also supports the City's economic development objectives by maintaining local employment opportunities that would contribute to expanding the City's tax base. The project is therefore consistent with the General Plan's economic development and land use objectives, including Land Use Goal 2 (Goal LU-2). Accordingly, staff recommends that the Planning Commission find that the project is consistent with the General Plan and the Mixed Use High General Plan land use designation.

2. The proposed use is allowed within the subject zone and complies with all other applicable provisions of the Development Code and the Municipal Code;

Pursuant to Section 18.12.020 of the EPAMC, alcohol sales for offsite consumption is allowed in the MUH zone upon approval of a Conditional Use Permit, and in compliance with standards stated in this section as required per Section 18.48.040.

The proposed continuation of alcohol sales would therefore be consistent with the applicable Municipal Code regulations, provided that the Applicant complies with the Conditional Use Permit and all applicable federal, State, and local requirements.

3. The design, location, size, and operating characteristics of the proposed use are compatible with the allowed uses in the vicinity, as detailed in the General Plan or any applicable Specific Plan

The project site is a commercial retail space. There are no proposed physical changes to the tenant space or proposed operational changes. Previous improvements to the space have been within the interior, converting the previous retail use to a grocery store and minor improvements to the façade, which included signage through Sign Permit Application SP25-002. The project site is located in a shopping center and compatible with similar types of commercial establishments. The sale of alcohol is a minor and complementary component of the permitted commercial retail use.

Accordingly, the proposed continued sale of alcoholic beverages is compatible with the design, location, size, and operating characteristics of the existing use and surrounding commercial development.

4. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest,

safety, or general welfare of persons residing or working in the neighborhood of the proposed use

Operation of the use at the project site would not be detrimental and not constitute a hazard due to the presence of a similar use in the vicinity not causing a nuisance or any adverse impacts to the City or the surrounding neighborhood. The primary use is a commercial retail (grocery) which is an appropriate use in this zoning district. The sale of alcohol for off-site consumption is considered a minor and customary component of grocery store use and is intended to complement the primary grocery sales. The operation of the continued off-site sales of alcohol has been designed to include training and security to prevent any negative impacts. This commercial retail store is only one of many other retail, office and residential uses within a large retail center.

Therefore, staff recommends that the Planning Commission find that continued operation of the use would not be detrimental to the harmonious and orderly growth of the City or to the public health, safety, welfare, or general interest.

5. The subject site is both:

- a. Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities.**

The project site is located in a commercial space within a shopping center. There are no proposed physical changes to the tenant space or proposed operational changes. The project site is located in a shopping center, where the surrounding area is relatively flat and is accessible by both passenger-sized vehicles and emergency vehicles. Access to public services and utilities will not require additional connections as this is an existing site.

- b. Served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate.**

The project site is located near major streets and near a major freeway. The project site is located in a major shopping center and the incidental use should not generate additional traffic as it is a component of the retail use. Accordingly, the existing street and highway network is adequate to serve the proposed continued operation.

DATE: 04/20/2025

PROJECT: 1100 S. GATEWAY BLVD.

SCALE: 1/8" = 1'-0"

MEGA MART, INC.
1100 S. GATEWAY BLVD.
SAN ANTONIO, TX 78204
(214) 591-1100

MEGA MART, INC.
1100 S. GATEWAY BLVD.
SAN ANTONIO, TX 78204
(214) 591-1100

PROJECT: 1100 S. GATEWAY BLVD.

SITE PLAN

DATE: 04/20/2025
BY: SOURCE ARCHITECTURE
CHECKED: 04/20/2025
APPROVED: 04/20/2025

DATE: 04/20/2025

SCALE: 1/8" = 1'-0"

4/20/2025 3:37 PM

SITE PLAN GENERAL NOTES

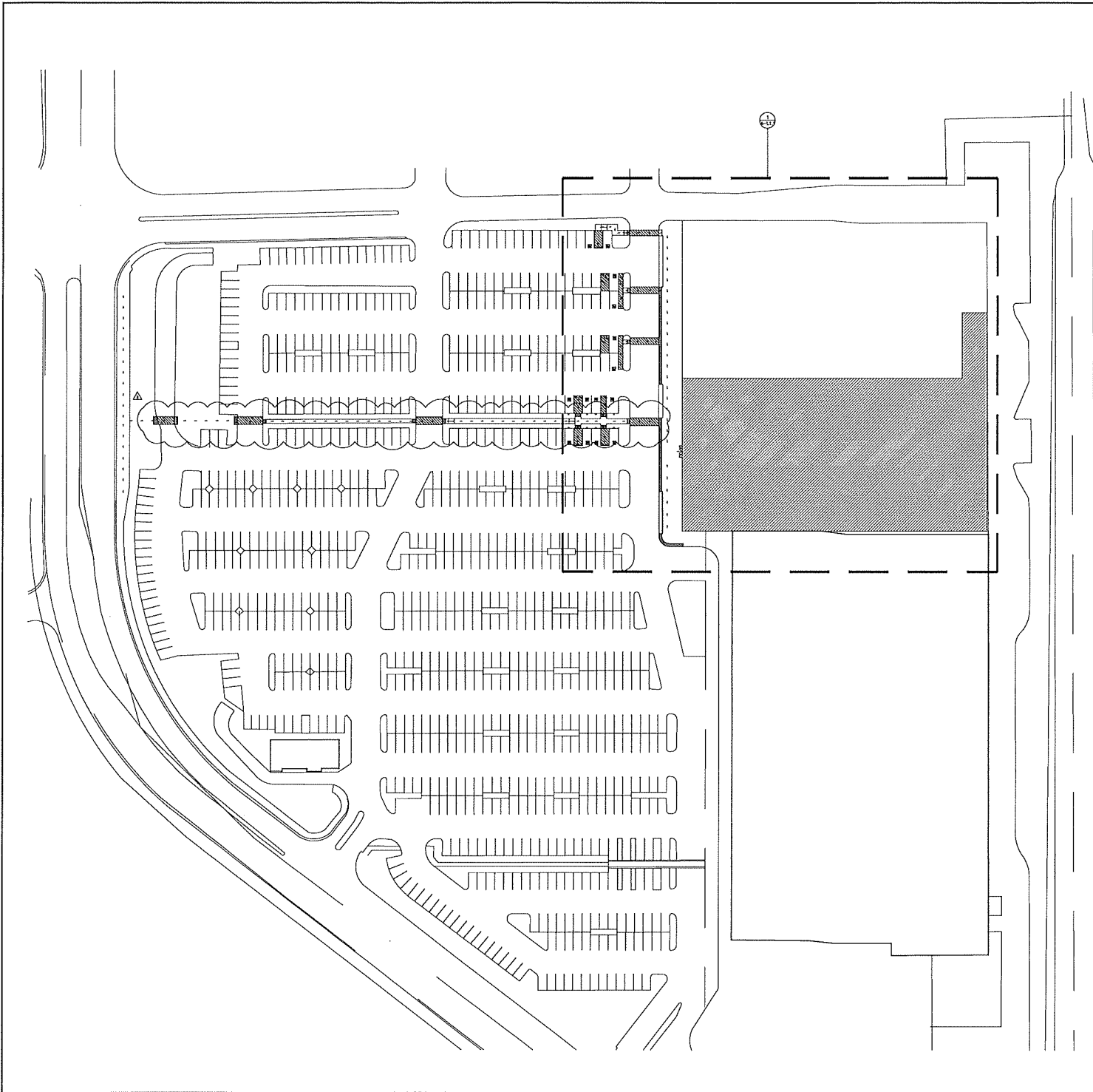
1. ACCESSIBLE ROUTE (119-206.2)
2. THE EXISTING PAVEMENT SURFACES SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO'S (119-206.2) AND (119-206.3) (119-206.4) (119-206.5) (119-206.6) (119-206.7) (119-206.8) (119-206.9) (119-206.10) (119-206.11) (119-206.12) (119-206.13) (119-206.14) (119-206.15) (119-206.16) (119-206.17) (119-206.18) (119-206.19) (119-206.20) (119-206.21) (119-206.22) (119-206.23) (119-206.24) (119-206.25) (119-206.26) (119-206.27) (119-206.28) (119-206.29) (119-206.30) (119-206.31) (119-206.32) (119-206.33) (119-206.34) (119-206.35) (119-206.36) (119-206.37) (119-206.38) (119-206.39) (119-206.40) (119-206.41) (119-206.42) (119-206.43) (119-206.44) (119-206.45) (119-206.46) (119-206.47) (119-206.48) (119-206.49) (119-206.50) (119-206.51) (119-206.52) (119-206.53) (119-206.54) (119-206.55) (119-206.56) (119-206.57) (119-206.58) (119-206.59) (119-206.60) (119-206.61) (119-206.62) (119-206.63) (119-206.64) (119-206.65) (119-206.66) (119-206.67) (119-206.68) (119-206.69) (119-206.70) (119-206.71) (119-206.72) (119-206.73) (119-206.74) (119-206.75) (119-206.76) (119-206.77) (119-206.78) (119-206.79) (119-206.80) (119-206.81) (119-206.82) (119-206.83) (119-206.84) (119-206.85) (119-206.86) (119-206.87) (119-206.88) (119-206.89) (119-206.90) (119-206.91) (119-206.92) (119-206.93) (119-206.94) (119-206.95) (119-206.96) (119-206.97) (119-206.98) (119-206.99) (119-206.100)
3. EXISTING ELEVATIONS SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO'S (119-206.2) AND (119-206.3) (119-206.4) (119-206.5) (119-206.6) (119-206.7) (119-206.8) (119-206.9) (119-206.10) (119-206.11) (119-206.12) (119-206.13) (119-206.14) (119-206.15) (119-206.16) (119-206.17) (119-206.18) (119-206.19) (119-206.20) (119-206.21) (119-206.22) (119-206.23) (119-206.24) (119-206.25) (119-206.26) (119-206.27) (119-206.28) (119-206.29) (119-206.30) (119-206.31) (119-206.32) (119-206.33) (119-206.34) (119-206.35) (119-206.36) (119-206.37) (119-206.38) (119-206.39) (119-206.40) (119-206.41) (119-206.42) (119-206.43) (119-206.44) (119-206.45) (119-206.46) (119-206.47) (119-206.48) (119-206.49) (119-206.50) (119-206.51) (119-206.52) (119-206.53) (119-206.54) (119-206.55) (119-206.56) (119-206.57) (119-206.58) (119-206.59) (119-206.60) (119-206.61) (119-206.62) (119-206.63) (119-206.64) (119-206.65) (119-206.66) (119-206.67) (119-206.68) (119-206.69) (119-206.70) (119-206.71) (119-206.72) (119-206.73) (119-206.74) (119-206.75) (119-206.76) (119-206.77) (119-206.78) (119-206.79) (119-206.80) (119-206.81) (119-206.82) (119-206.83) (119-206.84) (119-206.85) (119-206.86) (119-206.87) (119-206.88) (119-206.89) (119-206.90) (119-206.91) (119-206.92) (119-206.93) (119-206.94) (119-206.95) (119-206.96) (119-206.97) (119-206.98) (119-206.99) (119-206.100)
4. ALL DIMENSIONS AND LOCATIONS OF THE EXISTING IMPROVEMENTS SHALL BE NOTED IN THE FIELD BY THE CONTRACTOR

SITE PLAN SYMBOL LEGEND

- EXIST ACCESS TRAIL
- ACCESSIBLE ROUTE (119-206.2)
- PROJECT AREA
- TRUNKED DRAIN, 18" x 24"
- POLE OF TRAIL

FIRE DEPARTMENT NOTES

1. SEE LOCAL EMERGENCY SERVICES FOR FIRE, POLICE, FIRE DEPARTMENT, AND OTHER SERVICES TO BE PROVIDED BY THE CONTRACTOR



1 SITE PLAN SCALE: 1/8" = 1'-0"



KEY PLAN



DAUGHTER CONTROL EXCEPTION NOTES

DAYLIGHT CONTROL: COVERED TOTAL GENERAL LIGHTING POWER IN PRIMARY SECONDARY SIDEWALK DAYLIT ZONE IS LESS THAN 120 WATTS / SQ. FOOT
DAYLIGHT CONTROL REQUIREMENTS (2009 IBC 903.2 RECEPTION-47)

KEYED LIGHTING PLAN NOTES:

1. EMERGENCY AND EXIT FEATURES TO BE CONNECTED TO VENTILY ROOM LIGHTING, TRIGGERED AHEAD OF LOCAL EXITING. IF EXISTING, VERIFY OPERATION AND RELEASE. (SEE THE SCHEDULE)
2. CONTRACTOR TO VERIFY FINAL LOCATION OF EXIT-HUMAN/EVENTUAL PACE WITH THE ARCHITECT/OWNER PRIOR TO INSTALLATION.
3. INTERLOCK FIRST-COME LIGHT WITH EXHAUST FAN AND PROVIDE MANUAL MOTOR SWITCH IF NOT PLASUBSTANT.
4. THE NON-EXIT FEATURES ARE TO BE CONNECTED TO THE EXISTING LIGHT CIRCUIT AND BE OPERATED BY THE EXISTING CONTROL.

GENERAL NOTES:

- [illegible]

LIGHTING PLAN - AREA A



CDI Circa Domini International, Inc.
Engineering - Consulting
9890 Research Dr. Suite 100, Irvine, CA 92618
Phone (949) 335-6636 | dkang@cdieng.com

MEGA MART

1775 E BAYSHORE RD.,
EAST PALO ALTO, CA 94303

REVISION	
PLAN CHECK REV. 02/27/2025	
PLAN CHECK REV. 04/17/2025	
DRAWN K.T.	CHECKED J.L.
DATE 12/15/2024	SCALE 3/16" = 1'
SHEET TITLE:	

LIGHTING PLAN
AREA A

E100

PLOT DATE: 6/12/2025 4:17:22 PM



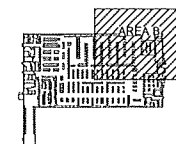
MEGA MART

11775 E BAYSHORE RD.,
EAST PALO ALTO, CA 94303

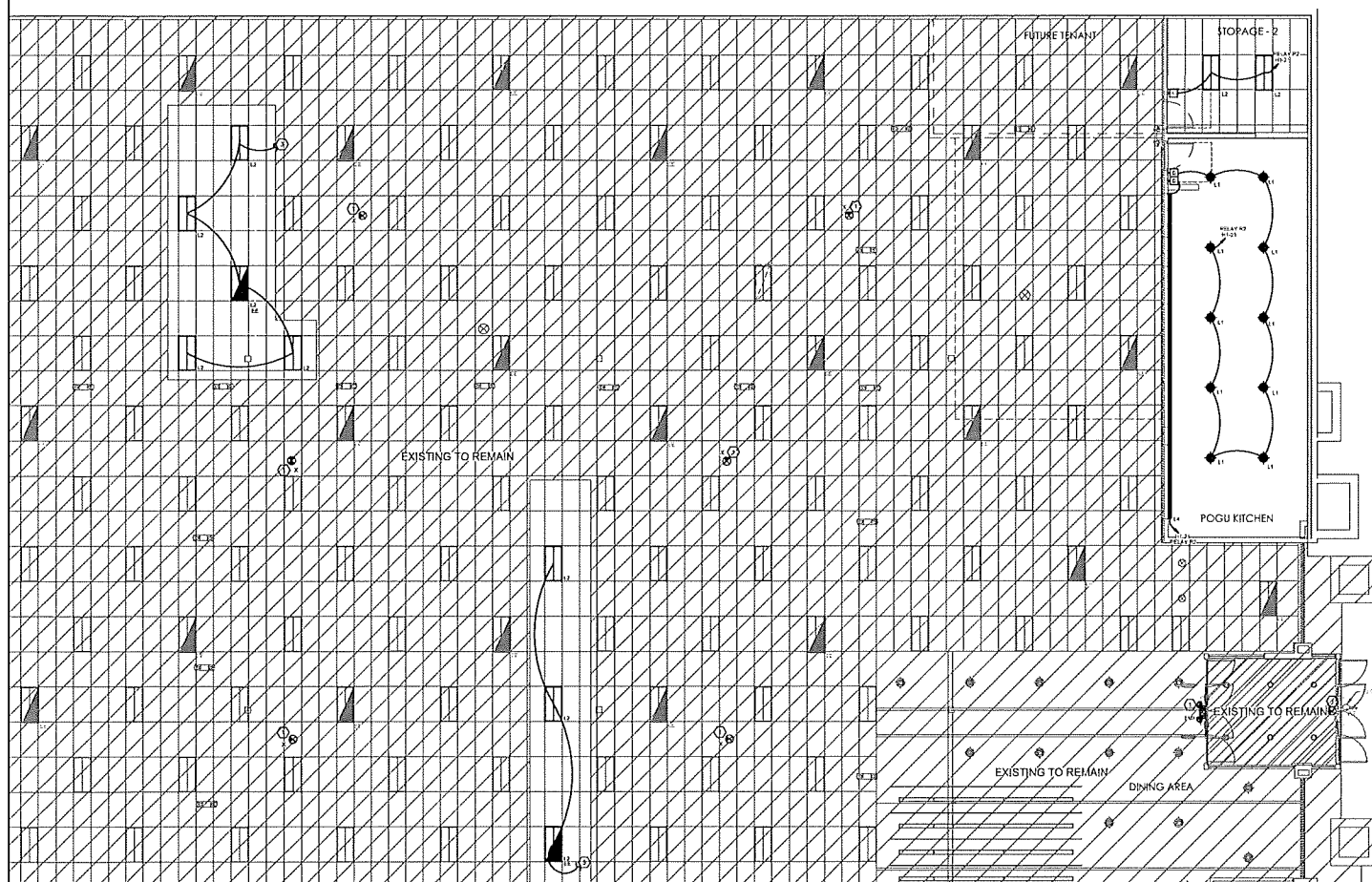
REVISION	PLAN CHECK REV. 02/15/2023	PLAN CHECK REV. 04/17/2025				
DRAWN K.T.	CHECKED J.L.					
DATE 12/12/2024	SCALE 3/16" = 1'-0"					

LIGHTING PLAN -
AREA B

E101



KEY PLAN



LIGHTING PLAN - AREA B

- DAYLIGHT CONTROL: COMBINED TOTAL GENERAL LIGHTING POWER IN
PRIMARY SECONDARY DOUBLE DAYLIT ZONE IS LESS THAN 120 WATTS PER
DAYLIGHT CONTROL REQUIRED (DO NOT CONCERN 100-110 EXCEPTED)

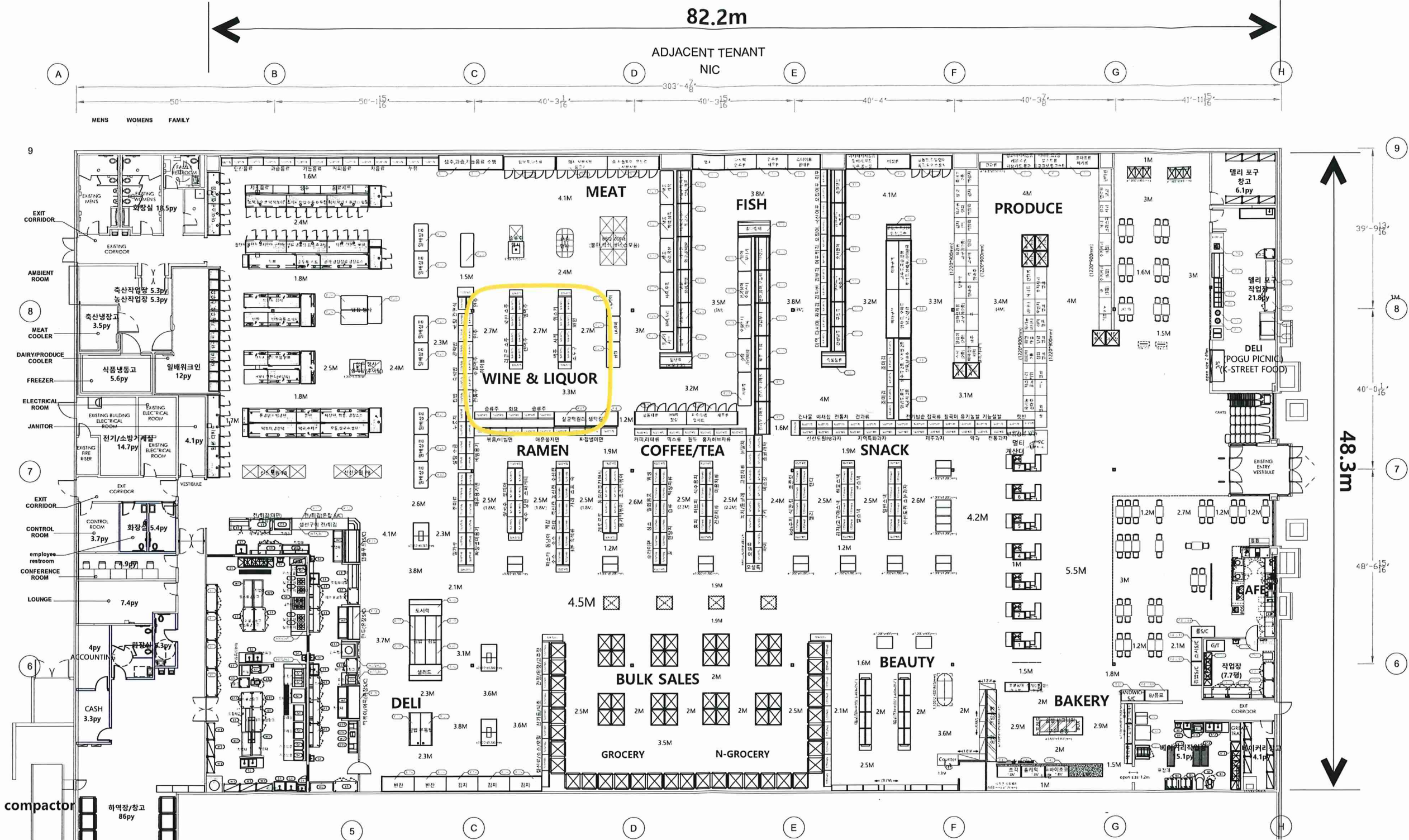
① KEYED LIGHTING PLAN NOTES:

1. EMERGENCY AND EXIT FEATURES TO BE CONNECTED TO NEAREST ROOM EXTINGUISHING CHARGE AREA OR LOCAL SAFETY SHUT OFF VALVE. CONSULT CONTRACTOR AND FIRE CODE. (SEE 312.121.127.11.1)
2. CONTRACTOR TO VERIFY FINAL LOCATION OF EXTINGUISHING CHARGE AREA WITH THE ARCHITECT/OWNER PRIOR TO FLOORING.
3. THE NEW LIGHT FEATURES ARE TO BE CONNECTED TO THE EXISTING WIRING SYSTEM AND CONTROLLED VISE TO THE EXISTING CONTROL.

GENERAL NOTES:

- [illegible]

■ 판매장 면적 : 40,693 ft2 (1,143PY) (후방공간 제외)

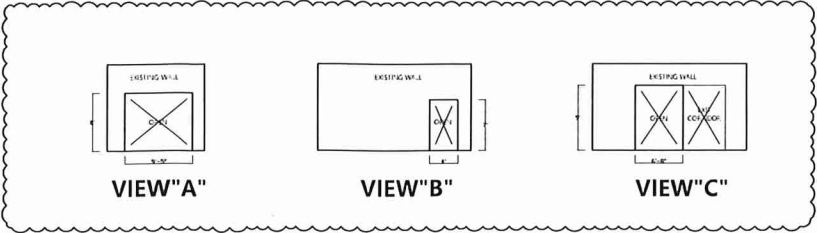


공사 전 사전발주 리스트
1.Sub Electric Panel - (4) 225Amps → 설계사 확인 필요
2.Grease Interceptor - (1) 60GMP → 설계사 확인 필요
3.Bakery Grease Trap - (1) ???GMP → 설계사 확인 필요
4.Hood & Anslu → 설계사 확인 필요
5.Interior Lighting - TBD → 메가마트에서 구매

철거 범위
1.WALL → VIEW "A"&"B"&"C" 참조
2.EXISTING SHELVINGS
3.DELI KITCHEN FLOOR TRENCHING
4.BAKERY KITCHEN FLOOR TRENCHING

- [기타 검토 사항]
- 1.베이커리 주방 장비 B2(데크오븐) 및 B3(컨벡션오븐)에 후드가 필요한지?
 - 2.테이블/의자 추가설치로 인한 주차면수 및 화장실 확장 여부 확인
 - 3.전체 전기 사용량(Amps) 확정 - (메가 800Amps + 테넌트 800Amps + 공용 400Amps = TOTAL 2,000Amps)
 - 4.GAS PIPE PRESSURE 확인

- [DEFERRED SUBMITTALS]
- 1.FIRE SPRINKLER SYSTEM MODIFICATIONS
 - 2.FIRE ALARM SYSTEM MODIFICATIONS
 - 3.HOOD ANSLU SYSTEM
 - 4.STORAGE RACK DESIGN AND ANCHORAGE





EAST PALO ALTO PLANNING COMMISSION STAFF REPORT

DATE: September 14, 2026

TO: Honorable Members of the Planning Commission

VIA: Elena Lee, CEDD Director
Shiri Klima, Assistant City Manager

BY: Michelle Huang, Associate Planner
Salifu Yakubu, Senior Planner

SUBJECT: Vista 2035 General Plan Chapter 7. Health and Equity (Environmental Justice)
Element Update Study Session

Recommendation

Staff recommend that the Planning Commission receive a presentation on the Draft Environmental Justice Element Update, participate in the gallery walk, receive public comments, and provide comments to staff. No formal action is required for the study session.

Alignment with City Council Strategic Plan

This recommendation is primarily aligned with the following City Council Strategic Plan priorities:

- Priority: Promote Health & Public Safety
- Priority: Enhance Community Services and Parks for Residents

Background

The Vista 2035 General Plan, adopted by the City Council in 2016, serves as the City's long-term policy framework for managing future growth and development. State law requires general plans to address seven mandatory elements. In addition, jurisdictions with disadvantaged communities, including East Palo Alto, are required to address environmental justice in their general plans. The City addresses these requirements through the Environmental Justice Element, also known as the Health and Equity Element.

The Environmental Justice (Health and Equity) Element must comply with Senate Bill (SB) 1000, which requires environmental justice goals, policies, and objectives be updated when two or



SPECIAL PRESENTATION ITEM 7.1

more general plan elements are concurrently adopted or revised. This requirement was triggered by the City's Housing and Safety Element updates. The update also provides an opportunity to review current environmental and health conditions, identify emerging concerns, and update the City's goals and policies based on current conditions and community input.

Planning Division staff, in collaboration with the City's consultant team, PlaceWorks and Community Planning Collaborative, initiated the Environmental Justice Element Update in July 2023 as part of a multi-jurisdictional effort with the City of Burlingame and San Mateo County.

Analysis

Since the Environmental Justice Element Update began in 2023, staff and the consultant team have completed several phases of work to develop and refine the Draft Element. This work has included community outreach and engagement, preparation and review of the Draft Element, public review, and Planning Commission study sessions.

Community Outreach and Engagement

Community outreach and engagement have been an important component of the Environmental Justice Element Update. Staff and the consultant team have conducted outreach through community events, surveys, workshops, and other engagement activities to better understand the environmental justice and health issues that are important to East Palo Alto residents. Outreach was conducted at different stages of the update process. Initial outreach focused on identifying community concerns and priorities, while subsequent engagement provided opportunities for residents to review and comment on potential goals, policies, and programs for inclusion in the Draft Element.

The City maintains a dedicated Environmental Justice Element Update webpage (<https://www.cityofepa.org/planning/page/environmental-justice-element-update>) to provide the community with ongoing project information and updates. The webpage includes the project schedule, community outreach and workshop information, detailed supporting technical documents, survey results, and draft materials available for public review. PlaceWorks also maintains a project webpage (<https://envirojusticeplanning.com/east-palo-alto/>) that provides additional information and resources related to the Environmental Justice Element Update. In addition, an interactive Environmental Justice StoryMap (<https://experience.arcgis.com/experience/3f581b7062a24d3bb757ca9a413b4d41/page/East-Palo-Alto>) was developed as an online resource to help community members to learn more about environmental justice and better understand the conditions, challenges, and issues being evaluated in East Palo Alto.

Initial Community Outreach Events

In April and May 2024, staff participated in community events to introduce the Environmental Justice and Safety Element updates and provide residents with multiple opportunities to learn about the two projects. At the Love Our Earth Festival on April 13, 2024, staff provided educational materials and facilitated interactive mapping activities through which participants could identify potential environmental justice issues and natural hazards of concern. Staff also



SPECIAL PRESENTATION ITEM 7.1

participated in the Rock ‘N’ Roar event on May 4, 2024, where students and residents participated in an interactive activity designed to increase awareness of the topics addressed by the Environmental Justice and Safety Elements.

2024 Environmental Justice Community Workshops

On May 23, 2024, the City and PlaceWorks, in partnership with Climate Resilient Communities (CRC) and Nuestra Casa, held an in-person Environmental Justice workshop at the East Palo Alto YMCA. The workshop included both English- and Spanish-speaking participants and was attended by community members who live or work in East Palo Alto. Following a brief presentation, participants took part in a gallery walk focused on the State-required environmental justice topics, including pollution and air quality, public facilities, food access, safe and sanitary housing, physical activities, health risks, and civic engagement. The workshop identified several community priorities, including housing affordability and displacement, access to healthy and affordable food, air and water quality, parks and public facilities, transportation, and opportunities for greater community participation.

An additional in-person workshop was held on September 26, 2024, at the East Palo Alto YMCA to specifically engage members of the Tongan and Samoan communities and provide an additional opportunity for community members to discuss environmental justice issues and priorities.

Environmental Justice and Safety Element Community Survey

A community survey was conducted from September 2024 through January 2025 to better understand residents’ experiences with environmental, health, and safety conditions and to identify priorities for household and neighborhood improvements. The survey was available through both online and in-person outreach. Canvassing was conducted at schools, libraries, the YMCA, community events, local parks, businesses, and various locations in East Palo Alto. A total of 266 responses were received. Survey results identified concerns related to traffic congestion, extreme indoor temperatures, noise, air and tap water quality, mold, access to fresh groceries, flooding, and access to usable open space. Respondents also identified roads and sidewalks, transit access, safer bicycle routes, and pedestrian improvements as priorities for neighborhood improvements.

2025 Draft Policy Approach Workshops

Following the earlier outreach and community survey, the City, PlaceWorks, and CRC held additional workshops to obtain community feedback on potential goals and policies for the Environmental Justice Element. An English language workshop was held on May 29, 2025, with 45 East Palo Alto residents participating. A Spanish language workshop followed on June 5, 2025, with 40 residents participating. Each workshop included a presentation followed by a gallery walk during which residents reviewed and provided comments on draft goals and policies addressing civic engagement, contamination, safe and sanitary housing, affordability and displacement, resources for unhoused residents, parks and recreation, transportation, and access to healthy and affordable food.

Community feedback gathered through the 2025 workshops continued to identify several key community priorities, including access to healthy and affordable food; parks and recreational



SPECIAL PRESENTATION ITEM 7.1

facilities; transportation and pedestrian safety; drinking water quality; potential contamination from rising groundwater; language access and civic engagement; safe, sanitary, and affordable housing; and concerns related to displacement. On July 28, 2025, staff, PlaceWorks, and CRC presented a draft policy approach and hosted a gallery walk at the Planning Commission meeting (link to staff report: <https://bit.ly/46StRIK>). The event provided Planning Commissioners and community members with an opportunity to review the proposed goals and policy approaches, ask questions, and provide feedback on the direction of the proposed policies.

Farmers' Market Draft Policy Approach Outreach

Staff conducted additional outreach at the East Palo Alto Farmers Market on August 20, August 27, and September 3, 2025. These tabling events provided additional opportunities to share information about the Environmental Justice Element Update, engage directly with community members, and receive feedback on Environmental Justice Element and Safety Element priorities.

Input received through these community outreach activities has helped identify community priorities and inform the goals, policies, and programs included in the Draft Element.

Draft Environmental Justice Element Update

Based on the existing conditions analysis and community and Planning Commission input received throughout the update process, the Draft Element includes goals, policies, and programs intended to address environmental justice and health priorities in East Palo Alto. The Draft Element addresses topics including pollution exposure, access to healthy food, safe and sanitary housing, physical activity and transportation, public facilities and services, health risks, and civic engagement. The Draft Element incorporates priorities identified through the community outreach process and provides policies and implementation actions to guide the City's future efforts related to environmental justice and health equity.

The Public Review Draft is available on the City's website and is included as an Attachment 1 to this staff report. A Technical Appendix to the Draft Element is also provided as Attachment 2 for reference.

Staff and Public Review

The Draft Element was circulated to City departments for internal review from May 7 through June 5, 2026. The Public Review Draft, incorporating changes resulting from the internal review, was released on August 4, 2026. The initial thirty-day public review period was scheduled to close on September 3, 2026. The public review period was subsequently extended through September 18, 2026, to provide additional time for the public to review the Draft Element and to allow comments received following the September 14, 2026, Planning Commission study session to be incorporated into the public review process.

Following the close of the public review period, staff and the consultant team will review all comments received and revise the Draft Element, as appropriate, before bringing the Element forward for consideration and adoption.



SPECIAL PRESENTATION ITEM 7.1

September 14, 2026, Planning Commission Study Session

The September 14, 2026, Planning Commission study session will provide the Planning Commission and the public with an opportunity to review the Draft Element and provide comments in person and virtually. Staff and the consultant team will provide a presentation, followed by an opportunity for the Planning Commission to ask questions. The presentation will be followed by a gallery walk during which attendees can review exhibits related to the Draft Element, provide written comments, and speak directly with staff and facilitators. Virtual attendees will also have an opportunity to provide comments online. The study session will conclude with a public comment period and discussion among the Planning Commission.

Fiscal Impact

There is no fiscal impact associated with this item.

Public Notice

The public was provided notice of the Planning Commission study session by making the agenda and staff report available on the City's website and posting the agenda on the bulletin board at City Hall, located at 2415 University Avenue, East Palo Alto. In addition, a flyer advertising the study session was prepared and posted at various public venues throughout the City (Attachment 3).

Environmental

The Planning Commission study session is for discussion purposes only. No action to adopt the Environmental Justice Element will be taken at this meeting. The study session does not constitute a "Project" within the meaning of the California Environmental Quality Act (CEQA), pursuant to CEQA Guideline Section 15378 (b)(5), as it is a government administrative activity that will not result in direct or indirect physical changes to the environment. An evaluation of the applicability of CEQA to the study session is provided in Attachment 4 for the Planning Commission's reference.

In 2024, tribal representatives were contacted pursuant to California Government Code Section 65352.3 (Senate Bill 18) for the proposed updates to the East Palo Alto General Plan Safety and Noise Element and Health and Equity Element. The Indian Canyon Band of Costanoan Ohlone People responded to consultation and requested a Native American Monitor and an Archaeologist be present on-site at all times during any/all ground disturbing activities. Adoption of proposed project would not result in an increase in development capacity in the planning area, direct physical changes to the environment, or ground disturbing activities. No other tribes reached out for consultation. Therefore, consultation was completed per California Government Code Section 65352.3



Government Code § 84308

Applicability of Levine Act: No, as the proposed action is to receive an informational report and conduct a study session.

Analysis of Levine Act Compliance: Not applicable.

Attachments

1. Public Review Draft Environmental Justice Element (Clean Version)
2. Public Draft Environmental Justice Element Technical Appendix
3. September 14, 2026, Planning Commission Study Session Flyer
4. General Plan Health and Equity Element Update CEQA Memorandum

Attachment 1

7. Health and Equity

Overview

This element presents the community's priorities for achieving a healthy and equitable community. It includes goals and policies that address existing community health concerns as well as approaches to managing new development to prevent future health issues, covering topics such as environmental justice, mental health, access to healthy food, disease prevention, healthy housing, and opportunities for physical activity. This element also addresses civic engagement, including transparency and inclusivity in public decision-making processes.

Statutory Requirements

California Senate Bill (SB) 1000, enacted in 2016, requires general plans to address environmental justice by improving conditions in communities that are disproportionately burdened by pollution and other health impacts (i.e., “disadvantaged communities”) and by ensuring that historically marginalized residents are included in planning decisions. SB 1000 identifies a set of topics that must be addressed in an environmental justice element. This Health and Equity Element covers those required topics, including:

- Pollution exposure
- Public facilities
- Food access
- Safe and sanitary homes
- Physical activity
- Additional health risks (e.g., climate vulnerability)
- Community and civic engagement

This element identifies specific neighborhoods in East Palo Alto that are of particular concern for environmental justice and provides policy guidance to improve health outcomes and quality of life throughout the city and within these specific disadvantaged communities, which are described further in the following section.

Environmental Justice

This General Plan comprehensively addresses environmental justice, primarily through this Health and Equity Element, which contains goals, policies, and actions directly addressing each of the SB 1000 topic areas. Additional goals, policies, and actions related to environmental justice are incorporated throughout the following elements:

Land Use and Urban Design Element: Addresses land use patterns, compatibility standards, and area-specific plans that affect environmental quality in communities.

Transportation Element: Addresses safe and accessible multimodal transportation infrastructure, including pedestrian, bicycle, and transit improvements that support equitable mobility, opportunities for physical activity through active transportation, and improved air quality through reduced vehicular emissions.

Parks, Open Space, and Conservation Element: Addresses equitable access to parks and open space, physical activity opportunities, soil contamination on park sites, and environmental stewardship of San Francisquito Creek, Cooley Landing, and the Bay Trail.

Infrastructure, Services, and Facilities Element: Addresses pollution and contamination exposure related to stormwater management, water quality, and hazardous waste disposal as well as access to public facilities and services.

Safety and Noise Element: Addresses soil and groundwater contamination, hazardous materials

management, flooding and sea-level rise, rising groundwater and associated risks of contaminant mobilization in low-lying areas, fire hazards, climate vulnerability, and emergency preparedness, all of which can have disproportionate impacts on vulnerable communities. This element also includes anti-displacement protections associated with climate hazards.

Westside Area Plan: The Westside neighborhood, west of Highway 101 and home to approximately 22 percent of East Palo Alto's population, is one of the city's disadvantaged communities (discussed in the next section). The Westside Area Plan provides neighborhood-specific goals and policies on affordable housing preservation, anti-displacement strategies, parks and public facilities, street safety, infrastructure, and community engagement that complement the citywide policies of this Health and Equity Element.

Housing Element: Addresses housing affordability, anti-displacement strategies, preservation of affordable housing stock, healthy and safe housing conditions, and equitable access to homeownership.

Disadvantaged Communities

East Palo Alto has many of the hallmarks of disadvantaged communities due to lower life expectancy, lower income levels, and lower educational attainment compared to the rest of San Mateo County. It has suffered historical environmental injustice caused in part by discriminatory housing and zoning practices and political marginalization.

Although all of East Palo Alto is considered disadvantaged, particular areas experience disproportionate environmental and socioeconomic burdens; these areas are referred to as Disadvantaged Communities (DACs) in this element, consistent with the terminology used in SB 1000. Under SB 1000, DACs are defined as areas that are disproportionately burdened by, and vulnerable to, multiple sources of pollution and other health risks. The State of California identifies DACs using environmental and socioeconomic screening tools, including CalEnviroScreen, which scores census tracts based on pollution exposure indicators and population

vulnerability characteristics. Preliminary DACs in East Palo Alto were identified through a combination of state, federal, and regional data, and were subsequently refined through community engagement, including three community workshops and an equity-focused survey conducted by Climate Resilient Communities in 2024. Through this process, five DACs were identified, as shown in Figure 7-1 and described here.

Kavanaugh–University Village DAC

The Kavanaugh–University Village DAC is located in the northeastern part of the city and spans parts of the Kavanaugh and University Village neighborhoods. Residential development is predominantly single-family homes, with industrial and office uses along the northern border with Menlo Park. Key environmental justice concerns include health risks from lead in older housing stock, housing cost burdens, groundwater threats from contamination in the adjacent Ravenswood Project Area, hazardous waste from nearby industrial uses, traffic and parking impacts, limited park access, and flood hazards from the adjacent Bay shoreline (with portions of the DAC lying within Federal Emergency Management Agency [FEMA] 100- and 500-year flood zones).

Palo Alto Park–University Corridor DAC

The Palo Alto Park–University Corridor DAC encompasses the Midtown/Palo Alto Park neighborhood and the University Avenue corridor in the northwestern part of the city. The area consists primarily of single-family homes and small apartment complexes, with larger multifamily buildings along the University Avenue corridor. This DAC has the highest pollution burden score in the city according to CalEnviroScreen 4.0, a State developed tool that measures pollution burdens and population characteristics across California census tracts. Key environmental justice concerns include health risks from lead in older housing, groundwater and hazardous waste threats from the adjacent Ravenswood Project Area, air quality and traffic impacts from Highway 101 and Willow Road, housing cost burdens, high rates of unemployment, and low educational attainment.

Weeks–Gardens North DAC

The Weeks–Gardens North DAC is located in central East Palo Alto, encompassing the Weeks neighborhood and the northern portion of the Gardens neighborhood. The area contains a mix of single-family and multifamily housing. Key environmental justice concerns include health risks from lead in older housing, soil contamination from pesticides associated with former agricultural uses, groundwater threats along the Bay Road corridor, hazardous waste sources, impaired water quality in San Francisco Bay, legacy contamination from the former Cooley Landing landfill, and seismic risks to soft-story multifamily buildings.

Willow–Woodland DAC

The Willow–Woodland DAC is located in the southwestern part of the city between San Francisquito Creek and Highway 101, with housing ranging from single-family homes to large apartment complexes and a majority of renter households. Key environmental justice concerns include air quality and traffic impacts from Highway 101, health risks from lead in older housing, impaired water quality, flooding impacts along San Francisquito Creek and from low-lying areas within FEMA-designated 100- and 500-year flood zones, seismic risks to multiple soft-story buildings and homes, high rates of poverty and housing cost burdens, and linguistic isolation.

Gardens DAC

The Gardens DAC is located in the southeastern part of the city, bordered by San Francisquito Creek to the south and Highway 101 to the west. The area consists primarily of low-density single-family residential development, as well as a mobile home park and an affordable apartment complex in the western portion of the DAC. It shares a census tract with the Weeks–Gardens North DAC and faces many of the same or similar environmental justice concerns, including lead exposure risk, groundwater threats, hazardous waste, impaired water quality, legacy contamination from the former Cooley Landing landfill, high asthma rates, and housing cost burdens, and flooding impacts from San Francisquito Creek and low-

lying areas within FEMA-designated 100- and 500-year flood zones.

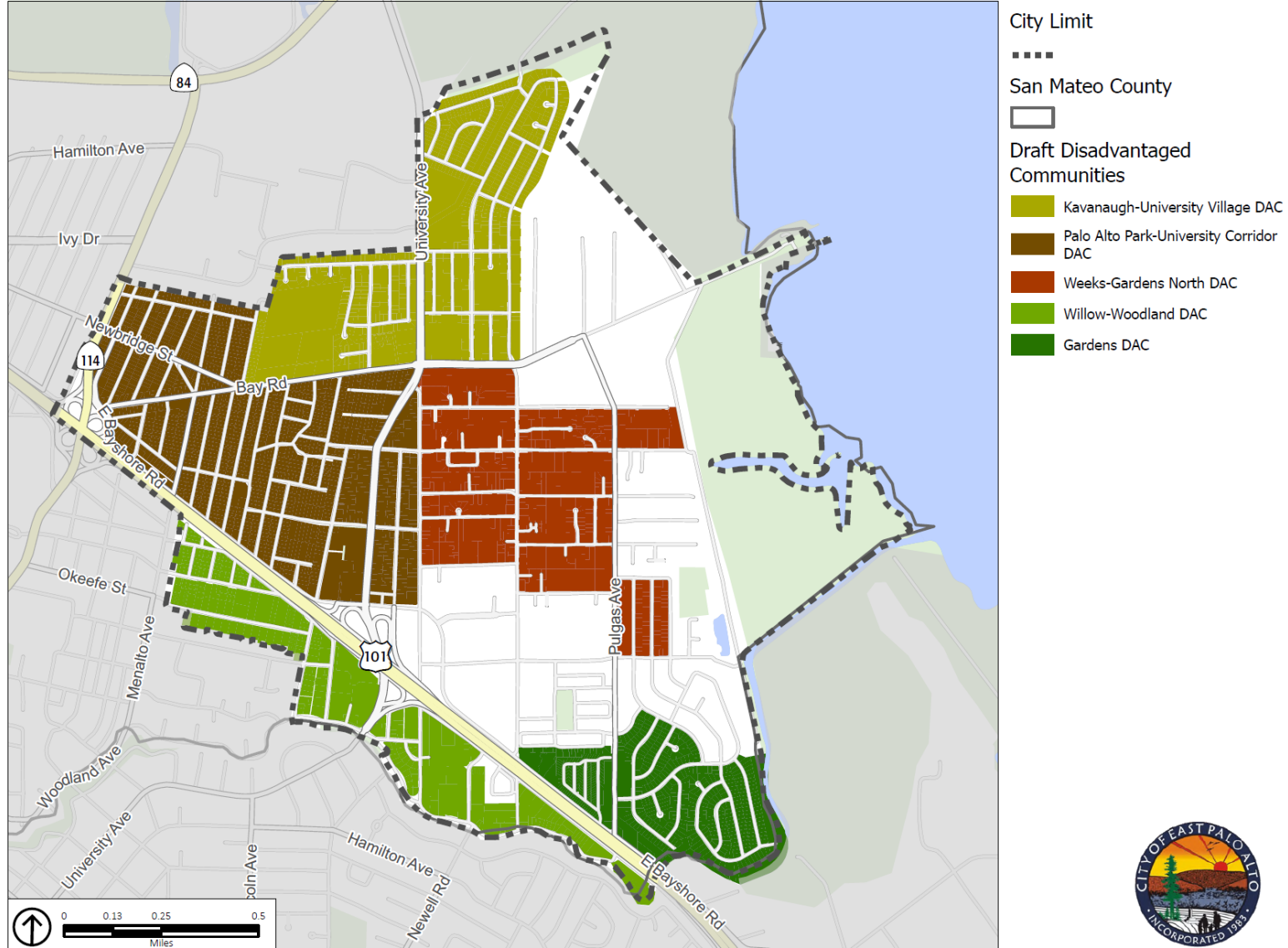
Environmental Justice Technical Appendix

The Environmental Justice Technical Appendix provides detailed socioeconomic profiles and descriptions of environmental justice issues for each DAC identified in this element. The appendix documents the methodology and data sources used to identify and delineate DACs, including the environmental, health, and socioeconomic indicators used to assess cumulative burden and vulnerability. It also identifies recommended data sources and indicators for tracking and monitoring environmental justice conditions over time, providing a foundation for the City to regularly assess and report on outcomes in these communities.

Implementation

For each action, this element identifies a relative timeframe for implementation. Implementation of the actions in this element depends on the resources the City and its partners have available and must remain consistent with the City’s long-term financial plans, as reflected in its annual budget.

Figure 7-1: Disadvantaged Communities in San Mateo County



Source: ESRI, 2023; County of San Mateo, 2025; PlaceWorks, 2025



Issues and Opportunities

Place, race, income, living conditions, and educational attainment are all significant factors influencing health outcomes. How the City plans for and prioritizes future growth will shape the long-term health and well-being of residents. As East Palo Alto works to create a healthier and more equitable community, it must also address the threat of displacement facing long-term residents as neighborhood conditions improve.

Life Expectancy and Preventable Disease

Health conditions in East Palo Alto are steadily improving; however, life expectancy remains lower and rates of preventable disease remain higher than in surrounding communities and San Mateo County overall. Life expectancy is an overarching health indicator for any population. Leading causes of death can highlight a population's risk factors and suggest policy priorities. Average life expectancy in East Palo Alto is 81 years, which is five years lower than the San Mateo County average of 86 years and lower than surrounding jurisdictions, such as Menlo Park (83 years) and Redwood City (82 years). There is no single cause for this disparity. Rather, it reflects the combined effects of physical, social, and economic conditions that negatively affect health status and life expectancy. This disparity underscores the importance of improving community health as a critical long-term goal. Unless otherwise noted, health statistics cited in this section are drawn from the San Mateo County All Together Better dashboard (smcalltogetherbetter.org), which compiles data from state and local sources for Zip Code 94303, covering East Palo Alto and portions of Palo Alto. Data years vary by indicator and are noted where relevant.

The leading causes of death in East Palo Alto are generally similar to those in San Mateo County. The top three causes – heart disease, Alzheimer's disease, and stroke – share several risk factors, including poor diet and lack of physical activity. Better access to nutritious food and more opportunities for physical activity could reduce residents' vulnerability to these diseases. Poverty,

lower educational attainment, and limited access to healthcare may also contribute to these causes of death.

Although health conditions are steadily improving, rates of asthma, heart disease, and other chronic conditions remain higher in East Palo Alto than in surrounding communities and the county overall. Heart attacks occur approximately 30 percent more frequently in East Palo Alto than in San Mateo County, though at rates comparable to the state as a whole. Data from 2020 to 2022 show that the age-adjusted hospitalization rate for heart failure was 28.5 per 10,000 residents, compared to 19.5 countywide. Similarly, the hospitalization rate for hypertension, also known as high-blood pressure, was 4.6 per 10,000 residents – more than 3.5 times the County rate of 1.3.

Rates of asthma-related hospitalizations and emergency room visits are also significantly higher in East Palo Alto compared to the county. The age-adjusted hospitalization rate for asthma across all ages groups is 4.4 per 10,000 residents in East Palo Alto – more than three times the county rate of 1.3. Among adults, the asthma hospitalization rate is 3.6 per 10,000 residents, compared to 0.9 countywide. Pediatric asthma hospitalizations occur at a rate of 6.9 per 10,000 children, nearly three times the county rate of 2.5. Similarly, the pediatric asthma emergency room visit rate is 38.7 per 10,000 children, more than double the county rate of 15.8.

Diabetes is another major and growing health risk on the rise. In East Palo Alto, the age-adjusted hospitalization rate for diabetes is 18.1 per 10,000 residents, more than twice the county rate of 8.7. The hospitalization rate for Type 2 diabetes specifically is 16.4 per 10,000 residents, compared to 6.8 countywide. Hospitalizations related to long-term diabetes complications occur at a rate of 10.9 per 10,000 residents, more than twice the county rate of 4.2. Addressing the underlying causes of diabetes through improved nutrition, physical activity, and broader social interventions will be necessary to reverse this trend.

In San Mateo County, cancer mortality rates among Black males and females are significantly higher than the county average across all demographic groups. High

mortality rates are often an indicator of limited access to preventive and post-diagnosis care. These disparities underscore the ongoing importance of preventive health services and affordable access to medical care within the East Palo Alto community.

Income and Employment

Employment status and income are among the significant determinants of individual health outcomes. These factors influence a person's ability to secure housing, purchase healthy food, access medical services, and cope with environmental stressors. Despite being located within one of the wealthiest regions in the world, East Palo Alto residents continue to experience significant and persistent economic disadvantage relative to surrounding communities.

The City's median household income is \$113,493, substantially lower than the county median of \$158,855.¹ Income disparities within the community are pronounced, with median household incomes for Black/African American households (\$66,194) and Hispanic/Latino households (\$90,150) significantly lower than those of White households (\$177,942). About 7 percent of families in East Palo Alto live below the federal poverty level, compared to 4 percent countywide. Poverty rates are particularly elevated among Black/African American families (15 percent) and Native Hawaiian/Pacific Islander families (22 percent). In addition, many households are severely cost-burdened, spending more than half of their income on housing, which limits the ability to afford food, healthcare, and other necessities.

Educational attainment is closely linked to employment opportunities and income. Only 27 percent of adults in East Palo Alto hold a bachelor's degree or higher, compared to 54 percent countywide. Educational attainment gaps are especially pronounced among Hispanic/Latino and Native Hawaiian/Pacific Islander residents. Approximately 5 percent of youth are neither enrolled in school nor employed — more than five times

the county rate of less than 1 percent, and rates are substantially higher among young men (7 percent).

East Palo Alto has a very low jobs-to-housing ratio and functions as a net exporter of workers to neighboring cities, with most residents commuting elsewhere for employment. Closing the gap between where residents live and where economic opportunities are located will require intentional investments in workforce training aligned with local skill sets, support for small and locally owned businesses, and development of career pathways in accessible sectors such as construction, infrastructure, and clean energy. The City's Measure HH workforce development program is a critical local tool supporting these efforts.

The income and employment goals and policies in this element are bolstered by the Economic Development Element, which contains additional policies on business attraction and retention, local hiring, and economic vitality, and should be read in conjunction with that element. Addressing the underlying socioeconomic conditions that shape health, including income, education, and economic mobility, is fundamental to realizing the goals of this element.

Physical and Mental Health

Regular physical activity is essential to maintaining good health throughout the lifespan. Research consistently demonstrates that adults who engage in regular moderate physical activity experience significantly lower rates of cardiovascular disease, hypertension, Type 2 diabetes, and obesity. Access to safe, well-maintained parks and recreational facilities is a key factor in supporting physical activity, particularly for residents who cannot afford private gym memberships. Because East Palo Alto residents experience higher rates of heart disease, heart failure, and hypertension than the county overall, expanding and improving access to parks and recreational facilities is an important strategy to reduce these chronic health burdens.

Children also need access to opportunities for physical activity to grow, learn, and thrive. Research consistently

¹ US Census Bureau, 2024, *2020–2024 American Community Survey 5-Year Estimates*.

shows a strong association between physical activity, student attendance, and academic achievement. Over 60 percent of children in the Ravenswood City School District are considered unfit by the California Physical Fitness Test, compared to approximately 30 percent of children in San Mateo County overall. In addition, one in three children in the Ravenswood City School District is considered overweight based on the same assessment.

Active transportation is an effective way for residents to incorporate regular physical activity into their daily lives, particularly for those without access to private recreational facilities or gym memberships. Safe, connected pedestrian and bicycle routes to parks, schools, transit stops, grocery stores, and other community destinations enable residents to incorporate physical activity into routine travel rather than relying on dedicated exercise. Research consistently links active transportation to reduced risks of cardiovascular disease, obesity, Type 2 diabetes, and other chronic health conditions. East Palo Alto currently has gaps in its pedestrian and bicycle network, particularly in the Willow-Woodland and Weeks-Gardens neighborhoods, that limit residents' ability to safely walk or bike to everyday destinations. Improvements such as upgraded sidewalk, protected bike facilities, safer street crossings, and well-lit routes are therefore both a transportation and a public health priority.

Feeling safe in your neighborhood also contributes to stronger mental health, which is shaped by a combination of environmental, social, and economic conditions. The physical environment can influence mental health in important ways – from the psychiatric effects of exposure to neurotoxins such as lead, pesticides, and air pollution, to the psychological impacts of living in communities with high rates of crime and violence, to the restorative mental health benefits of access to green space and nature. Communities that face disproportionate environmental burdens, economic insecurity, housing instability, and displacement pressures, as East Palo Alto does, also tend to face elevated rates of psychological distress, depression, and anxiety.

Among adults in the city, 24 percent report a diagnosis of depression, compared to 22 percent for the county

(2021–2022). Adults reporting frequent mental distress (defined as 14 or more days of poor mental health in the past 30 days) stand at 17 percent, compared to 14 percent countywide. Age-adjusted hospitalization rates for adult mental health are 29 per 10,000 residents, above the county rate of 21. Pediatric mental health hospitalizations are 28 per 10,000 children, which is slightly above the county rate of 26. Hospitalization data reflects only the most severe cases; broader rates of unmet need and untreated mental health conditions are likely higher.

Social isolation and loneliness are increasingly recognized as significant contributors to poor mental health. A 2022 County-led survey found that 45 percent of San Mateo County residents were struggling with loneliness and isolation. In February 2024, San Mateo County became the first county in the United States to formally declare loneliness a public health emergency, citing research linking social isolation to elevated risks of dementia, depression, anxiety, heart disease, stroke, and premature death. East Palo Alto residents — who face elevated rates of housing cost burdens, overcrowding, long commutes, and economic stress — may be particularly vulnerable to social isolation. At the same time, the community's strong cultural networks and CBOs represent important assets for promoting social connection and mental resilience.

Access to parks, green space, and safe outdoor environments is associated with reduced symptoms of mental illness and improved well-being, and children raised in greener neighborhoods have measurably lower rates of psychiatric disorder in adulthood. Improving park access, expanding tree coverage, reducing pollution exposure, and creating safe and welcoming public spaces in East Palo Alto are planning priorities for both physical and mental health improvement.

In terms of rehabilitation from substance abuse, there are currently only two treatment locations in the city. Free At Last, an organization that provides drug and alcohol services for youth, serves over 4,200 people each year and provides a free drop-in center. While Free At Last provides much-needed residential treatment programs for substance abuse for up to 20 people at a

time, there are no residential rehab programs specifically for youth in the city.

Environmental Hazards (new heading)

As a direct consequence of the industrial land uses that covered much of the city's land area prior to its incorporation in 1983, East Palo Alto has a disproportionate burden of environmental contamination relative to neighboring communities. The greatest concentration of affected sites is in the Bay Road corridor and Cooley Landing area, where agriculture, heavy manufacturing, chemical manufacturing, and auto wrecking operations left behind soil and groundwater contaminants like polychlorinated biphenyls (PCBs), metals, petrochemicals, pesticides, and other hazardous materials. The handling and disposal of these substances were far less regulated during that era, so the legacy of that period continues to affect community health. As such, East Palo Alto was designated a Brownfields Showcase Community in 1997, affording the city specialized assistance from federal agencies to transform contaminated sites into productive assets.

Some sites, including the Gateway 101 and University Circle sites, have been successfully remediated and redeveloped, while others are still undergoing cleanup or operating under use restrictions that prohibit sensitive land uses such as homes or schools. The sites that remain active cleanup cases are managed by a combination of State and federal agencies, including the California Department of Toxic Substances Control, the State Regional Water Quality Control Board, and the U.S. Environmental Protection Agency.

Beyond legacy industrial sites, other documented sources of contamination in the city include former gas stations with leaking underground storage tanks, areas of former agricultural use with pesticide residue, and older buildings constructed with lead-based paint or asbestos. Illegal dumping of household hazardous waste and other materials occurs across the city and poses a public health concern, particularly in residential neighborhoods. Former agricultural parcels, including sites in the Weeks and Gardens neighborhoods, have contributed to

CalEnviroScreen cleanup site scores in the 84th percentile (meaning residents in the census tract are more exposed to contaminated cleanup sites than 84 percent of the rest of the state), reflecting the ongoing risks posed by pesticide contamination in those areas.

Aerial lead emissions from the Palo Alto Airport are an additional source of concern. Aircrafts have historically operated on leaded aviation gasoline, which contains tetraethyl lead and can contaminate air, soil, and water in communities along flight paths. While the airport began transitioning to an unleaded fuel alternative in December 2024, the City has an ongoing interest in ensuring this transition continues and in advocating for the health of the East Palo Alto residents who live and work beneath the flight path.

The policies related to environmental hazards focus on the aspects of hazard management for which the City has a direct role or unique responsibility from an environmental justice perspective, including preventing new sources of contamination, supporting ongoing communication about legacy site cleanup, addressing illegal dumping, ensuring that new development is appropriately evaluated, and advocating for the community. Policies addressing the siting and regulation of hazardous materials facilities, financial assurance requirements for cleanup, and sensitive land use siting standards are addressed in the Safety and Noise Element of this General Plan.

Safe and Affordable Housing

Housing profoundly affects health and well-being. It is an important determinant of health, and an increasing body of evidence links insufficient housing with infectious and chronic disease, injuries, poor nutrition, and mental illnesses.

For many, unaffordable housing means housing instability, which negatively affects health and forces households to forgo basic needs. Families who have reported that they have trouble paying for housing or utilities are 84 percent more likely to report that they have delayed necessary medical care and 116 percent more likely to report having postponed the purchase of needed medications. In addition, families that spend more than 30 percent of their income on rent also suffer

other adverse health effects, such as reduced cognitive development in youth. Housing cost burden can lead families to double or triple up in overcrowded conditions and accept substandard housing conditions, which can lead to communicable disease and asthma. Displacement and the threat of displacement are also harmful to health, causing stress, depression, long commutes, and poor educational outcomes for youth. Approximately 15 percent of households in East Palo Alto live in overcrowded conditions, nearly twice the countywide rate of 7.5 percent, with renter households most affected at 17 percent.



The renovated Woodlands Newell development, 49 affordable apartments for families in East Palo Alto.

East Palo Alto has a relatively old housing stock, and many homes and residential buildings, particularly in the Willow-Woodland DAC west of Highway 101, have substandard conditions that pose serious health risks. Mold and moisture intrusion are associated with respiratory illness, asthma exacerbation, and allergic reactions. Pest infestations create unsanitary conditions, can contaminate food and surfaces, and are a significant trigger for asthma attacks. Poor indoor air quality from any combination of these sources, as well as exposure to nitrogen dioxide, carbon monoxide, and methane from gas appliances, inadequate ventilation, and secondhand smoke infiltration in multiunit buildings, can be as harmful or more harmful than outdoor air pollution.

Buildings constructed before 1980 likely contain asbestos. Asbestos is a known carcinogen that when disturbed during renovation or deteriorates over time, airborne fibers are emitted causing mesothelioma, lung

cancer, and asbestosis. Lead exposure is also a serious hazard, which can be found in homes and buildings constructed before 1978 if they have lead-based paint. Children exposed to lead face lasting impacts to their neurological development, learning, behavior, and health over their lifetimes, and adults with elevated lead exposure face increased risks of cardiovascular disease and cognitive decline. Given East Palo Alto's older housing stock and the elevated CalEnviroScreen scores for children's lead risk from housing – with census tracts scoring at or above the 76th to 99th percentile – these hazards are an ongoing public health concern that warrants proactive investment in testing, abatement assistance, and code enforcement.

Nutritious and Affordable Food

As of 2022, 3.7 percent of children in East Palo Alto between the ages of 2 and 11 were overweight for their age, compared to only 0.6 percent in San Mateo County, and 23.1 percent of high school students were overweight or obese, compared to 14.5 percent countywide. Additionally, in 2022, 11.4 percent of East Palo Alto adults consumed one or more sodas a day, compared to 8.2 percent countywide. This underscores the importance of providing affordable, accessible nutritious food options for East Palo Alto residents. The community desperately needs more opportunities to buy fresh fruits and vegetables.

Compared to surrounding communities, there are very few food retailers of any kind in East Palo Alto. Overall, the city has more “unhealthy” food retailers (fast food, liquor stores, and convenience stores) than “healthy” retailers, such as supermarkets that sell fresh food. Compared to other cities its size in the region, the city is underserved by full-service markets and grocery stores. Except for two supermarkets, convenience stores are the most common food retailer in the city (representing about one-third of the total). Many of the food retailers authorized to accept SNAP benefits in East Palo Alto are convenience stores rather than full-service grocery stores. There are a limited number of markets that sell fresh fruits and vegetables in the city, including Cardenas Supermarket, Mega Mart, and a small number of neighborhood grocers.

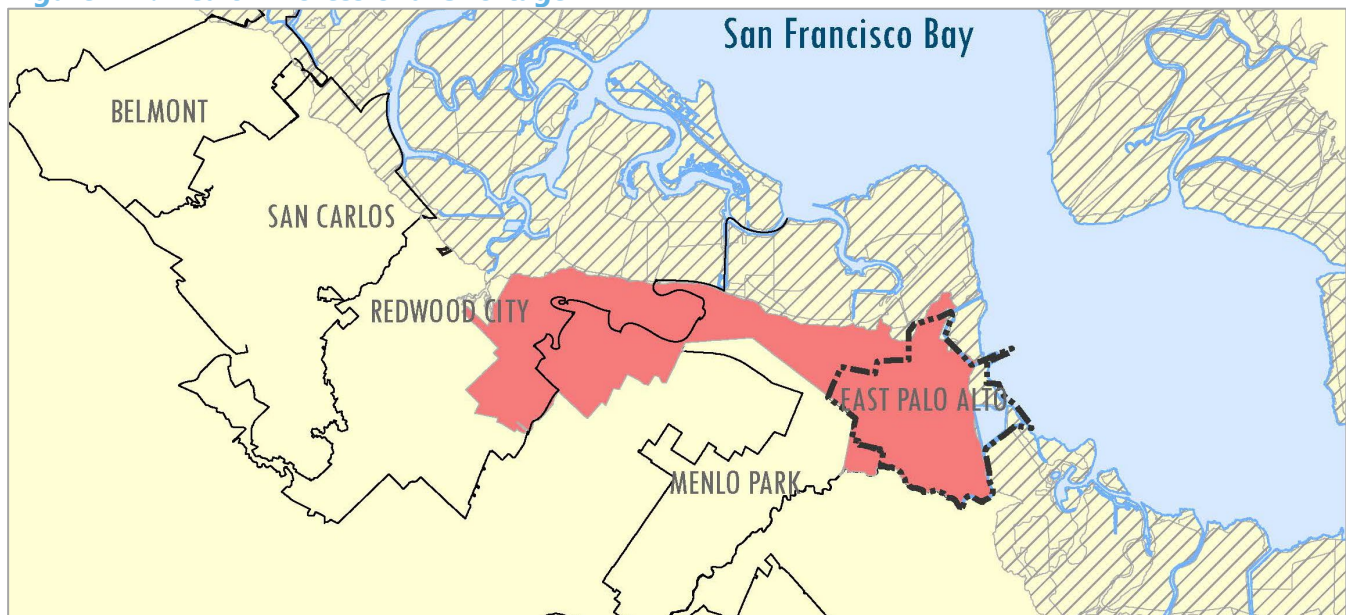
These markets are well distributed within the city, but still a large percentage of residential parcels are located further than a one-quarter mile walk from any market. The East Palo Alto Community Farmers' Market, which offers a wide selection of fresh produce, is operated by the local nonprofit Collective Roots and generally operates every Wednesday from April through November (the lack of weekend operation is a barrier for some residents).

Another concern for public health is the number and concentration of liquor stores in East Palo Alto. According to the San Mateo County Public Health Department, overall, East Palo Alto has a lower rate of liquor stores per 100,000 people than many other cities in the county. However, in East Palo Alto, there are concentrations in some areas such as along University Avenue and East Bayshore Road. In addition, there are a larger number of liquor stores relative to other food stores and thus liquor stores may be a higher percentage of total food stores compared to other communities. Further, liquor stores are associated with other criminal activity, making them a concern for residents.

Reliable, Safe, and Complete Public Facilities and Services (new heading)

Access to quality public facilities and services is essential for community health and well-being. For residents of East Palo Alto, and in particular DACs, gaps in public facilities, from medical care and safe drinking water to childcare and pedestrian infrastructure, compound the environmental and socioeconomic burdens described throughout this element. Equitable access to these facilities and services is both a public health priority and an environmental justice requirement under SB 1000. As shown in Figure 7-2, all of East Palo Alto and a small portion of Menlo Park and Redwood City are designated as a Health Professional Shortage Area (HPSA), a federal designation given to areas that demonstrate a shortage of healthcare professionals, including primary care professionals, dentists, and mental health professionals. It is the only HPSA in all of San Mateo and Santa Clara Counties. The area is also designated as a Medically Underserved Area (MUA), a related but distinct federal designation administered by the Health Resources and Services Administration. MUAs identify geographic areas with inadequate access to primary care services more

Figure 7-2: Health Professional Shortage



broadly, based on factors such as the ratio of providers to population, the percentage of residents living below the federal poverty level, the percentage of residents over age 65, and the infant mortality rate. Both designations make the area eligible for federal programs and resources, including the National Health Service Corps loan repayment program, J-1 visa waivers for foreign medical graduates, and support for Federally Qualified Health Centers.

Even with the addition of the Ravenswood Family Health Clinic's new 53,000-square-foot facility, residents still lack adequate access to primary and specialty healthcare services. A shortage of healthcare professionals is a common occurrence in lower-income areas throughout the United States, and can have particularly negative impacts on older adults, low-income residents, and those with limited English proficiency. The distance to healthcare providers can also have a significant effect on whether children and older adults receive preventive care, particularly in areas such as East Palo Alto that have limited transit access. Approximately 25 percent of adults in the city delayed or had difficulty obtaining medical care and only 69 percent had received a routine checkup in the prior year, compared to 72 percent countywide and 78 percent nationally (2021–2022). This element proposes strategies to increase access to medical services, promote culturally appropriate and linguistically accessible care, and improve coordination with the County Health System.

Access to safe and affordable drinking water is also a basic public health necessity. East Palo Alto residents are concerned about drinking water quality, and distrust of tap water is common, particularly among renters in older multifamily buildings where aging plumbing and water supply infrastructure can introduce contaminants even when the public water supply meets regulatory standards. East Palo Alto's proximity to numerous contaminated groundwater sites, combined with rising groundwater levels due to climate change (see the Safety and Noise Element), create potential pathways for contaminant migration that warrant ongoing monitoring and transparent public communication. Lower-income households are also more likely to face water affordability burdens as rate increases are needed to fund infrastructure improvements. Policies for

addressing this include system maintenance and investment, water quality monitoring and public transparency, resident resources for home water quality, and affordability assistance for lower-income households.

Access to affordable, high-quality childcare is both a workforce and a public health issue. Early childhood care and education are associated with improved developmental and long-term health outcomes for children, and reliable childcare supports the ability of parents and caregivers to maintain stable employment. East Palo Alto has a relatively young population with a high share of households with children, and many working families face significant challenges securing affordable care. Gaps in childcare supply, in terms of both the number of facilities and their geographic distribution, are a documented concern, particularly for families in DACs where access to transportation is most limited.

Safe streets and accessible pedestrian and bicycle infrastructure are important public safety concerns for East Palo Alto residents. Gaps in the sidewalk network, missing or substandard crosswalks, poor lighting, and high vehicle volumes on major arterials create dangerous conditions for people walking and cycling, particularly for residents of the Westside (Willow-Woodland DAC) where infrastructure deficiencies and lower-income renter households are most concentrated. The City's active transportation policies, Safe Routes to Schools program, and Vision Zero commitment address these conditions, with this Element reinforcing the priority to invest in pedestrian and bicycle improvements in DACs as a health equity measure.

More broadly, the equitable distribution of public facilities and services, including parks, libraries, community centers, and resilience infrastructure, is a core principle of environmental justice planning. Historically, lower-income communities and communities of color have received less public investment in infrastructure and amenities than wealthier neighborhoods, and the cumulative effect of these disparities is reflected in health outcomes, community safety, and quality of life. Policies for addressing this

explicitly prioritize investments in DACs and require that community input inform facility planning and design.

Every year, the Fire District responds to over 2000 calls for service in East Palo Alto, of which almost two-thirds are for emergency medical incidents. Each Fire Engine is staffed by a paramedic firefighter for first response in the community.

Civic Engagement and Advocacy (new heading)

Community participation in local government is essential to ensuring that City policies and investments reflect the needs and values of all residents. Inclusive, participatory processes lead to better-informed decisions and build trust between residents and local government and are foundational to environmental justice. Effective engagement includes investing in culturally appropriate outreach and addressing the persistent structural barriers to sustain meaningful participation over time.

East Palo Alto is a linguistically diverse community, and language access is one of the most significant determinants of who can meaningfully participate in civic life. According to the American Community Survey, two-thirds of East Palo Alto residents speak a language other than English at home. Approximately half of the population speaks Spanish, making it the most widely spoken language in the city, of which, nearly 20 percent have limited English proficiency. East Palo Alto also has one of the largest Tongan and Samoan communities in San Mateo County, with approximately 9 percent of households speaking Tongan, Samoan, or another Asian or Pacific Islander language.

Beyond language, other structural barriers limit participation. Public meetings are often held at times and in formats that are inconvenient or inaccessible for working families. Technical government documents can be difficult to navigate. Public settings can feel unwelcoming to residents who face disparities in income, education, or immigration status. Engagement is most effective when it occurs early in a process, compensates participants fairly for their time, involves trusted community partners, and demonstrates that input has been genuinely incorporated into decisions.

East Palo Alto has a strong network of CBOs that maintain trusted relationships with residents across the community's diverse linguistic and cultural groups. Partnering with these organizations is essential for equitable and effective civic engagement. The policies in this element establish a framework for embedding these principles across City departments and decision-making processes, so that all residents have a genuine and effective voice in shaping the future of East Palo Alto.

Goals and Policies

Goal HE-1. Improve overall health conditions and wellness in East Palo Alto.

Intent: To reduce public health disparities and improve health outcomes for current and future East Palo Alto residents through coordinated policies, partnerships, and equitable access to health resources and programs.

Policies:

- 1.1 City actions and programs.** Promote, address, and incorporate proactive public health and wellness considerations into City decision-making services, policies, programs, and communications to support healthy living for residents of all ages and abilities.
- 1.2 Inter-agency and community cooperation.** Work with the San Mateo County Health Department (SMC Health), Ravenswood Family Health Center, Stanford Hospital, community-based organizations, healthcare providers, schools, and residents to implement programs and services that improve physical and mental health outcomes of East Palo Alto residents, particularly for the vulnerable and underserved population. Support collaboration on initiatives such as Behavioral Health and Recovery Services, Aging and Disabilities Services, Get Healthy San Mateo County initiative, along with similar future health initiatives.

- 1.3 Measuring success.** Encourage the San Mateo County Health Department to develop and maintain measurable community health indicators and performance metrics collaboratively with community stakeholders to evaluate progress towards improved health outcomes and continually track the health status of residents over time. Periodically share results at public meetings.

IM-1.3a: Encourage the San Mateo County Health Department to develop community health indicators, metrics, and a reporting schedule through a meaningful public engagement process.

Timeframe: Medium-Term

- 1.4 Data coordination and information sharing.** Foster coordination and data sharing between the City, County, and community members through public engagement efforts and the use of existing County and regional datasets.

- 1.5 County health system.** Actively work with the County Health System to secure funding support for robust and multiyear health initiatives and other healthy community work that support community needs and priorities for positive health outcomes, such as community implementation grants.

- 1.6 Preventative care.** Promote preventative care as a means of improving health conditions in the city.

IM-1.6a: Develop preventative care programs in partnership with the San Mateo County Health Department, along with local community-based organizations.

Timeframe: Medium-Term

- 1.7 Health-related employee programs.** Encourage local employers to adopt healthy living/healthy employee programs, practices, and events (such as walk-a-thons and other group walks).

Goal HE-2. **Promote healthy practices through City operations, programs, and community partnerships.**

Intent: To have City staff, City agencies, and City-sponsored activities and events set a precedent for healthy behaviors and choices, representing a positive health focus for healthy outcomes for residents and all who come into this community.

Policies:

- 2.1 City leadership.** Promote healthy lifestyles and activities at government offices and government-sponsored events for all community members.
- 2.2 City employees.** Promote the health and well-being of City employees as a model and proponent of healthy lifestyles through health challenges, healthy food choices, and healthy work environments.
- 2.3 City events.** Leverage resources and relationships to provide healthy food choices, including in vending machines, and activities to participants at City-funded events, along with access by active transportation modes, to integrate positive health outcomes into the way the City provides resources to residents, including at annual events like National Night Out, Love our Earth Fest, and Mama Dee Day.
- 2.4 School food.** Work with the Ravenswood City School District and the Sequoia Union School District on policies and programs related to healthy food in cafeterias and in vending machines to provide healthy and fresh food options while remaining culturally relevant and respectful of the communities that are consuming the food.

Goal HE-3. Improve and expand access to employment opportunities within or near East Palo Alto to reduce long commutes, transportation costs, and pollution exposure. (New)

Intent: To expand access to jobs for East Palo Alto residents and develop their workforce capacity by attracting and retaining quality employers, supporting local business growth, and reducing barriers that prevent residents from accessing jobs close to home.

Policies:

3.1 Business attraction and retention. Attract and retain businesses that are committed to long-term establishment in East Palo Alto and that offer living-wage employment opportunities. Additionally, encourage businesses to hire from the local workforce, particularly those in emerging industries aligned with the transition to a sustainable, low-carbon economy.

3.2 Jobs-housing balance. Support land uses and development patterns that bring quality employment opportunities closer to where residents live. Balance new jobs with seeking housing, including affordable housing, that meets community needs.

3.3 Small business support. Promote and support entrepreneurship, growth, and success of locally owned businesses and economies, particularly those owned by disadvantaged community members.

IM-3.3a: Coordinate with San Mateo County to promote their Green Business Program to eligible East Palo Alto businesses for them to become certified and reduce cost, conserve resources, reduce pollution, and lower their carbon footprint.
Timeframe: Short-Term

IM-3.3b: Explore providing grant opportunities to residents taking entrepreneurship courses to foster entrepreneurship growth and economic development.

Timeframe: Medium-Term

IM-3.3c: Partner with local community-based organizations to encourage and promote their programs for training residents on how to run restaurants and source produce from their local community garden.

Timeframe: Short-Term (Ongoing)

3.4 Regional collaboration. Work collaboratively with neighboring jurisdictions, regional agencies, and major employers in the surrounding area to expand employment opportunities for East Palo Alto residents by encouraging local hiring and improving transit connections to job centers.

3.5 Workforce development programs. Leverage Measure HH and other available local, state, and federal funding to sustain and expand workforce development programs that provide multilingual job training, apprenticeships, certifications, and job placement services to East Palo Alto residents. Conduct proactive multilingual outreach about these programs to disadvantaged community members.

3.6 Public service. Promote local hiring of residents for City employment positions as a way to expand civic engagement through public service.

IM-3.6a: Educate residents about the various municipal functions and services that the City provides, including the various roles and jobs that comprise the workforce of the city and related agencies.

Timeframe: Medium-Term

3.7 Prioritized sectors. Prioritize workforce development investments in sectors offering accessible, living-wage career pathways, including the construction and building trades, infrastructure operations and maintenance, environmental remediation, and clean energy and climate resilience work. Ensure sector

prioritization is aligned with community feedback and resident priorities.

- 3.8 Re-entry programs.** Collaborate with San Mateo County to fund and operate job finding and training programs and promote them to people newly released from jail. (moved from existing Goal HE-8)
- 3.9 Clean technology.** Attract renewable technology companies to the Ravenswood Employment Center District, such as solar panel manufacturing and recycling companies and companies that focus on innovative energy, water, and waste technologies. (moved from existing Goal HE-10)

Goal HE-4. Create a parks and recreation system that encourages physical activity, promotes healthy living, and reduces chronic illnesses. (Previously Goal HE-3)

Intent: To ensure that East Palo Alto's parks, trails, open spaces, and recreational facilities are safe, welcoming, well-maintained, and equitably accessible to all residents.

Policies:

- 4.1 Park improvements.** Prioritize improving and maintaining existing parks, trails, and open space facilities in disadvantaged communities, including enhancements to amenities, lighting, accessibility, and safety.
- 4.2 Community engagement on parks.** Continue to engage community members on specific park and recreation facility needs, prioritizing outreach to disadvantaged communities when planning improvements or new facilities.
- 4.3 Recreational facilities.** Encourage the development of recreational facilities, gyms, and exercise spaces in the city, including City-created and privately or nonprofit-operated facilities such as basketball and tennis courts. Explore opportunities to expand access to low-cost

programming through local facilities, including potential subsidized or free-day options for residents.

- 4.4 Joint-use agreements.** Pursue joint-use agreements with the Ravenswood City School District and other local school districts to expand access to recreational spaces outside of school hours, reducing the gap in meeting the City's parkland standard and increasing opportunities for physical activity for residents of all ages.
- 4.5 After-school programs.** Work with school districts and community organizations to provide after-school fitness and educational programs for children, such as existing partnerships with EPACENTER and the YMCA and Summer Park Activation program, prioritizing programs in disadvantaged communities.
- 4.6 Lighting and tree coverage.** Provide adequate lighting for all parks, trails, sidewalks, and open spaces, and expand tree coverage and shade, prioritizing improvements in disadvantaged communities and along pathways to parks and recreational facilities.
- 4.7 Park safety and quality.** Enhance the safety and quality of parks and open spaces in disadvantaged communities, including preventing and addressing vandalism and disrepair.

Goal HE-6. Provide safe and convenient alternatives to motorized vehicle travel that support community health through physical activity and cleaner air. (New)

Intent: To promote health and mobility by encouraging safe and convenient alternatives to driving.

Policies:

- 6.1 Active transportation.** Prioritize transportation system improvements that encourage walking, biking, and transit use. This policy is implemented through the Mobility Element. (Moved from existing Goal HE-3)
- 6.2 Transportation improvements.** Consider the positive and negative health impacts of new transportation projects prior to approval, including impacts on air quality, physical activity, and pedestrian and bicycle safety. (Moved from existing Goal HE-3)
- 6.3 Transportation safety.** Strive to improve the safety of the transportation system by making transportation improvements in areas with a high incidence or a greater potential of pedestrian/vehicle or bicycle/vehicle collisions. (Moved from existing Goal HE-3)
- 6.4 Land use.** Promote land use patterns that encourage physical activity and healthy lifestyles. This policy is implemented through the goals and policies of the Land Use and Urban Design Element. (Moved from existing Goal HE-3)

Goal HE-7. Strive for East Palo Alto to be a smoke-free community.

Intent: To reduce the exposure of community members to nicotine, carcinogens associated with cigarettes, second-hand smoke, and various forms of cancer.

Policies:

- 7.1 Smoking in public spaces.** Prohibit smoking in public buildings and public spaces such as parks, open spaces, and outside of public buildings. The ban would cover cigarettes, cigars, medical marijuana, and similar products.
- 7.2 Anti-smoking ordinances.** Work with the County of San Mateo to implement any smoke-free multiunit housing policies, and affirm local landlords' smoke-free policies.
- 7.3 Second-hand smoke.** Partner with the County to develop educational materials and presentations that discourage and prohibit smoking to address second-hand smoke.
- 7.4 Limitations on retailers.** Within legal frameworks, take steps to limit the number of tobacco retailers in East Palo Alto and limit advertising for tobacco products, especially near schools.
- 7.5 Advertising.** Encourage store owners to remove tobacco signage from shop windows.

Goal HE-9. **Safely and systemically clean up and eliminate toxics, legacy pollutants, and hazardous materials. (Previously Goal HE-4)**

Intent: To protect residents, future generations, and workers and visitors who frequently travel to East Palo Alto against harmful health and other impacts associated with dangerous materials that may pose a threat to life and property, and may dictate costly public improvements. Reduction or elimination of these hazards can be accomplished with concerted efforts.

Policies:

- 9.1 Toxic waste.** Prohibit new nonresidential land uses that are known to release or emit toxic waste at levels that are harmful to human health while continuing to allow research and development (R&D) uses, medical uses, and other necessary services, such as dry cleaners, consistent with the Development Code.
- 9.2 Legacy pollutants.** Continue to work with state, federal, regional, and local agencies, as well as academic institutions to eliminate and reduce concentrations of regulated legacy pollutants and improve stormwater runoff quality from old industrial-use areas. Engage with community-based organizations and resident advocates to ensure health concerns and impacts are understood and addressed.
- 9.3 Emerging contaminants at legacy sites.** Work with state and federal regulatory agencies to evaluate whether contaminated sites in East Palo Alto that were previously closed or remediated should be reassessed for contaminants of emerging concern, including per- and polyfluoroalkyl substances (PFAS) compounds and other substances not assessed in earlier cleanup efforts, and advocate for reopening investigation of sites where new evidence suggests ongoing risk to community health.

- 9.4 Clean-up progress updates.** Proactively engage with US Environmental Protection Agency and California Department of Toxic Substance Control case managers of contaminated sites to obtain regular updates on clean-up progress and share findings with the community, including those who are within the vicinity who are directly impacted by the site as well as any advocacy groups concerned about the site.

- 9.5 Manager-community mediation.** Coordinate with the US Environmental Protection Agency and California Department of Toxic Substances Control to support mediation between managers of contaminated sites and advocacy groups and East Palo Alto residents who are concerned with the site as a path towards building accountability and transparency around exposure risks and to promote safer and more equitable health outcomes for current and future residents.

- 9.6 Academic and healthcare partnerships.** Partner with local academic institutions and affiliated healthcare providers to assess the health risks associated with contaminated sites in East Palo Alto and to facilitate access to medical screening, monitoring, and care for residents who may have been exposed to environmental contaminants.

- 9.7 Community information.** Provide regular, accessible information and updates to community members about contamination and pollution threats in East Palo Alto, including individual protective actions and available programs to support them.

IM 7.7a: Conduct periodic community education workshops about contaminated sites to raise broader awareness of locations, risks, and remediation progress.

Timeframe: Short-Term (Ongoing)

IM 7.7b: Provide links to applicable databases, such as the Department of Toxic Substances Control EnviroStor database, on the City's website showing information about contaminated sites, including clean-up status, exposure risks, and

information on how residents can get involved or learn more.

Timeframe: Medium-Term

- 9.8 Airport hazards.** Advocate before the City of Palo Alto, the Santa Clara County Airport Land Use Commission, and relevant state and federal agencies to address environmental justice concerns associated with the Palo Alto Airport, including the timely elimination of the use of leaded aviation fuel, mitigation of aircraft noise impacts on nearby residents, and measures to reduce risks to surrounding communities from aircraft accident hazards.
- 9.9 Cross-jurisdictional coordination.** Actively engage neighboring jurisdictions, including the Cities of Palo Alto and Menlo Park, and relevant regional agencies on land use and development proposals in their jurisdictions that may pose contamination or hazard risks to East Palo Alto residents.
- 9.10 Illegal dumping.** Prioritize the prevention of illegal dumping and hazardous waste dumping, and the removal of dumping by the Public Works Department when it does occur, to protect health, safety, environmental quality, and community aesthetics.
- 9.11 Agricultural pesticides.** Reduce exposure to legacy pesticides, particularly in areas previously under agricultural use, and whenever possible work with landowners and developers to eliminate concentrations of pesticides from soil and groundwater.
- 9.12 Illegal wells.** Seek out and shut down illegal or unpermitted private wells in the city to protect the city's aquifer and water quality.

Goal HE-10. Improve respiratory health throughout the city and strive to reduce incidence of asthma and other respiratory illnesses. (Previously Goal HE-10)

Intent: To use policies and regulations that reduce the impact of air pollution on residents in East Palo Alto.

Policies:

- 10.1 Highway buffers.** Discourage the development of sensitive land uses (schools, healthcare clinics, and elder and childcare facilities) within 500 feet of freeways and stationary sources of air pollution.
- 10.2 Air pollution mitigation.** Require that new multifamily development located within 500 feet of freeways or along University Avenue implement appropriate mitigation measures, such as air filtration/ventilation systems, landscaping, and other physical improvements, as recommended by the California Air Resources Board (CARB) and/or the Bay Area Air District to reduce indoor air pollution.
- IM 8.2a:** Partner with the Bay Area Air District, the Sequoia Foundation, community-based organizations, and other regional agencies to deploy and maintain a network of low-cost public air quality monitors in East Palo Alto to identify neighborhood-level pollution hotspots and use monitoring data to prioritize and target mitigation investments in disadvantaged communities.
- Timeframe: Short-Term
- 10.3 Landscape barriers.** Plant landscape buffers between Highway 101 and residential areas to reduce noise and air pollution for residential areas, coordinating with Caltrans as necessary and partnering with community-based organizations and nonprofits that may provide trees or landscaping services.

- 10.4 No new truck routes.** Prohibit the designation of new truck routes on residential and collector streets in East Palo Alto.
- 10.5 Electric vehicle fleet.** Improve air quality and respiratory health by transitioning City programs and operations, such as converting to a clean-air and primarily electric fleet.
- 10.6 Electric vehicle adoption.** Promote community-wide electric vehicle (EV) adoption to reduce vehicle emissions and improve air quality, including by expanding publicly accessible EV charging infrastructure through the City's EV charging capital project and partnering with community organizations to increase EV awareness and access in disadvantaged communities.
- 10.7 Other mobility strategies.** Implement the strategies in the Transportation Element that improve air quality. These include transit, walking, biking, and Transportation Demand Management strategies.

Goal HE-11. **Provide housing that supports the health and safety of residents. (Previously Goal HE-13)**

Intent: To ensure that all housing, including existing and new, has healthy indoor air that limits exposure to pollutants such as tobacco smoke, mold, carbon monoxide, and radon, and is constructed from materials that do not contain hazardous elements, such as lead or asbestos.

Policies:

- 11.1 Community cohesion.** Implement fair housing laws in a manner that all residents, regardless of race or ethnicity, may feel welcomed and included in the community. (Previously Goal HE-11)
- 11.2 Housing and public health.** Recognize that affordable housing is a crucial public health issue and that housing instability leads to mental and

physical health issues. (Moved from existing Goal HE-3; struck portion moved to the next goal.)

- 11.3 Substandard housing rehabilitation.** Encourage and incentivize owners of substandard housing units in disadvantaged communities to repair and rehabilitate their buildings, with particular focus on neighborhoods with concentrations of older housing stock where mold, pests, lead, and asbestos issues are most prevalent.

IM 9.3a: Expand financial assistance to help residents identify and address substandard housing and indoor air quality, mold, and pest issues, prioritizing outreach and implementation in disadvantaged communities.

Timeframe: Short-Term

IM 9.3b: Fund programs for home weatherization and retrofit improvements, including seismic, air filtration, and energy-efficiency retrofits, prioritizing outreach and implementation in disadvantaged communities.

Timeframe: Short-Term

- 11.4 Abatement assistance.** Collaborate with San Mateo County to establish or support abatement assistance programs that help residents eliminate common pollutants from their homes, such as providing free or subsidized supplies to test and monitor indoor air quality and providing grants to remediate indoor air pollution problems in low-income homes or affordable rental units.
- 11.5 Code enforcement.** Coordinate with San Mateo County to address health issues in buildings, such as mold, that compromise the health of residents. Ensure code enforcement compliance for all single-family residences and multifamily housing units.
- 11.6 Pesticides.** Reduce or eliminate toxic pesticide use in civic buildings using integrated pest management (IPM) techniques and encourage the use of these techniques on private property.
- 11.7 Electrification and natural gas.** Support the voluntary removal of natural gas infrastructure

and appliances from homes and their replacement with electric appliances, and promote programs and incentives that help residents make this transition affordably.

11.8 Tenant education. Partner with community-based organizations to host tenant education workshops on housing health and safety issues, helping residents understand their rights and the resources available to address substandard conditions.

11.9 Landlord education. Partner with community-based organizations to provide education and outreach to landlords on housing health and safety standards, habitability requirements, and their legal obligations to tenants, promoting voluntary compliance and reducing substandard housing conditions.

11.10 Healthy buildings. Encourage and incentivize new and rehabilitated buildings to be designed and constructed to improve the health of workers, residents, and visitors. Activities could include:

- Using materials that are proven to eliminate negative health impacts on employees and residents.
- Siting buildings to encourage walking.
- Designing internal staircases that are visually prominent and attractive.
- Designing buildings to allow for high levels of natural light and air.

IM-9.10a: Work with developers to prioritize health in planned construction, using healthy design checklists and/or other review tools (such as the [Building Design Checklist](#) by the Center for Active Design).

Timeframe: Short-Term (Ongoing)

IM-9.10b: Review, revise, and update the Municipal Code and other relevant plans, procedures, regulations, guidelines, programs, and design manuals as needed to promote healthy housing quality, including providing

assistance to tenants having to relocate due to the landowner recovering possession of the property, or an owner move-in eviction.

Timeframe: Long-Term

Goal HE-12. Prevent displacement and preserve affordable housing. (New)

Intent: To complement and reinforce the City's Housing Element by addressing displacement from an environmental justice and community health perspective, recognizing that stable, affordable housing is foundational to health equity.

Policies:

12.1 Affordable housing. Pursue the addition of new "income-restricted" affordable housing in East Palo Alto. (Moved [portion] from existing Goal HE-3)

12.2 Anti-displacement priority. Prioritize preservation of existing affordable housing as an important component of the City's housing supply, and ensure that new development and public investment do not result in a net loss of affordable units or the preventable displacement of long-time residents.

IM-10.2a: Maintain and continue to implement the City's existing anti-displacement programs and protections, including:

- The Rent Stabilization Program and the Rent Stabilization and Eviction for Good Cause Ordinance, which provides just-cause eviction protections effective from the first day of tenancy.
- Funding eviction defense legal services and rental assistance through Measure JJ funds.
- Below-Market Rate (BMR) administration for affordable rental and ownership opportunities.

Timeframe: Short-Term

IM-10.2b: Seek opportunities to expand and strengthen the City’s anti-displacement strategy. Collaborate with CBOs and residents to identify strategies appropriate and effective for East Palo Alto. These may include:

- Completing a rental inventory of all dwelling units.
- Updating or expanding rent stabilization laws or implementing regulations.
- Strengthening implementation of relocation assistance for tenants, including assistance for tenants relocating due to the landowner recovering possession of the property or an owner move-in eviction.
- Exploring strengthening implementation of tenant anti-harassment policies.

Timeframe: Medium-Term

12.3 Affordable housing development. Promote and prioritize the development of 100-percent affordable housing within the city, and continue to require that new developments include affordable units consistent with the City’s Inclusionary Housing Ordinance.

12.4 Alternative housing models. Explore and support the establishment of alternative affordable housing models, such as community land trusts, social housing, and tenants-in-common, as long-term strategies for affordability, anti-displacement, and community wealth-building.

12.5 Tenant protections. Strengthen implementation of tenant protections to reduce the risk of unjust eviction and displacement, including ensuring that just-cause eviction protections apply from the first day of tenancy.

IM 10.5a: Identify areas within East Palo Alto at greatest risk of displacement, using available data on rent burden, eviction rates, income levels, housing age and condition, and proximity to planned public investments. Use the findings to

prioritize implementation of the City’s anti-displacement programs and resources in the highest-risk areas.

Timeframe: Long-Term

12.6 Development streamlining. Streamline the development review and permitting process for housing construction and rehabilitation to reduce costs and facilitate production.

Goal HE-13. **Provide support, resources, and housing options for unhoused people. (New)**

Intent: To expand services and housing pathways for unhoused people, in coordination with County agencies and community organizations.

Policies:

13.1 Emergency and transitional housing. Support the expansion of emergency shelter, transitional housing, and permanent supportive housing for unhoused people, including low-barrier navigation centers focused on rapidly connecting residents to permanent housing.

13.2 Services coordination. Work in partnership with San Mateo County and local community organizations to implement continuum-of-care strategies and provide mental health, substance use, and supportive services for unhoused people.

Goal HE-15. **Provide access to affordable, healthy food for all East Palo Alto residents. (Previously Goal HE-6)**

Intent: To provide easy access to healthy food, attract economic anchors and jobs, and promote stronger local economies, vibrant neighborhoods, and healthy people. Poor diets can lead to higher levels of obesity and other diet-related illness, such as diabetes and heart disease.

Policies:

15.1 Healthy food environment. Improve the food environment in East Palo Alto and pursue programs, policies, and regulations that encourage healthy eating habits and discourage concentrations of unhealthy food vendors.

15.2 Fresh food vendors. Pursue the attraction and retention of high-quality, full-service grocery stores and other healthy food purveyors² in the city. Primary locations for healthy food stores are in the Ravenswood 101 Shopping Center, along University Avenue, and along Bay Road in the Ravenswood/4 Corners Specific Plan Area.

15.3 Farmers' markets. Work with farmers' market operators to increase market frequency and expansion to new locations, prioritizing underserved neighborhoods and disadvantaged communities, and continue to streamline permits to facilitate temporary uses, such as farmers' markets.

15.4 Healthy corner stores. Encourage corner stores and small markets to carry a wider array and more healthy food options.

IM 12.4a: Work with independently owned corner stores, convenience stores, and small markets in East Palo Alto to encourage healthy food options.
Timeframe: Medium-Term (Ongoing)

15.5 Community organization partnerships. Work with community-based organizations to expand access to healthy and affordable food in disadvantaged communities.

15.6 Food assistance outreach. Promote information about food assistance programs — such as CalFresh, WIC, and the California Universal School Meals Program — to help residents access the resources available to them, with outreach provided in English, Spanish, and other languages spoken predominantly by the community.

15.7 Fast food restaurants. Strive to balance the number of fast food restaurants with healthy food establishments so that there are not concentrations of fast food and other unhealthy food vendors in the city.

15.8 Healthy youth programs. Work with school districts and schools to create or implement educational programs for kids about healthy eating, such as edible school yards and healthy cooking classes.

15.9 Food recovery. Support food recovery programs in schools and food facilities to minimize food loss and increase donations to food banks.

15.10 Community gardens. Support the use of public and private vacant lots and public facilities for growing food for personal consumption, as feasible or appropriate. Encourage use of low-flow, drip, or similar highly efficient irrigation methods.

IM 12.10a: Explore providing public financing options for community organizations to purchase land for agricultural uses and investigate access to capital for larger community agricultural projects.
Timeframe: Long-Term

15.11 Urban agriculture. Support opportunities for community gardening, food cultivation, and small-

² Healthy food outlets include full-service grocery stores, regularly held farmers markets, fruit and vegetable markets, healthy mobile vendors,

and convenience stores or corner stores that sell a significant proportion of health foods.

scale urban agriculture consistent with applicable zoning, health, and nuisance regulations.

IM 12.11a: Review and update the Municipal Code to permit limited on-site sales and processing activities for urban farms and ensure that zoning regulations do not create unnecessary barriers to community gardens or urban agriculture.

Timeframe: Medium-Term

- 15.12 Liquor stores.** Avoid concentrations of liquor stores and corner stores that sell liquor (multiple stores on the same block or intersection).

Goal HE-16. **Strive for all residents to have access to affordable, quality healthcare, mental health care, and social services.** (Previously Goal HE-8)

Intent: To help members of the community to command appropriate healthcare resources to preserve or improve their health. To acknowledge and ameliorate special healthcare needs in East Palo Alto, such as mental health and addiction.

Policies:

- 16.1 Health education.** Provide information about existing healthcare facilities through City-sponsored events, publications, and activities.
- 16.2 Homeless services.** Build on and enhance existing strategies and planning for addressing homelessness, including prevention, services, access to mental health services, and necessary facilities.
- 16.3 Location of services.** Encourage the County to provide new and expanded health services and be supportive of them coming. Encourage co-location with other existing health providers.
- 16.4 Mobile health clinics.** Collaborate with San Mateo County Health to support the operation of mobile health clinic services in East Palo Alto, prioritizing
- stops in disadvantaged communities to expand access to urgent care, health screenings, vaccinations, and referral services.
- 16.5 Community health fairs.** Seek opportunities to partner with local organizations to hold periodic community health fairs that provide free screenings and educational information to promote wellness and disease prevention, prioritizing locations in disadvantaged communities.
- 16.6 Regulatory incentives.** Explore and encourage financial and regulatory incentives for low-cost medical clinics and doctor's offices to locate in East Palo Alto.
- 16.7 Culturally sensitive services.** Encourage healthcare service providers to provide services in a way that is culturally sensitive and linguistically appropriate for members of the community.
- 16.8 Factors of mental health.** Work to reduce factors that cause stress and mental health issues, such as the lack of affordable housing, crime, and financial instability.
- 16.9 Continuum of care.** Work in partnership with County agencies to implement continuum of care strategies and retain the Wellness Clinician position in East Palo Alto for continued culturally competent continuum of care.
- 16.10 Mental health services.** Work with other agencies to provide information about available mental health services available to East Palo Alto residents.
- 16.11 Drug rehabilitation programs.** Collaborate with San Mateo County Health to provide more information and better outreach about available treatments at treatment centers in East Palo Alto and San Mateo County Health. Expand the programs to cover youth and other mental health issues.

Goal HE-17. **Strive for safe and affordable drinking water that is protected from pollution and contamination. (New)**

Intent: To ensure that all residents have access to safe and affordable drinking water and that the City proactively monitors and communicates water quality information.

Policies:

17.1 Water system maintenance and investment.

Prioritize maintenance and repair of the public water distribution system to reduce exposure to contaminants and ensure safe, reliable delivery of drinking water to all residents.

17.2 Water quality monitoring and transparency.

Coordinate with the San Mateo County Environmental Health Services Groundwater Protection Program and other relevant agencies to conduct testing results and make results available to the public in plain language and in the predominant languages of the community.

17.3 Water quality education. Partner with state and federal agencies to support public education efforts about potential water quality threats, protective actions residents can take, and the meaning of water quality data.

17.4 Resident water quality resources. Provide information and resources to help residents improve water quality in their homes, including awareness of alternative residential water treatment and filtration options.

IM-14.4a: Streamline building permits for installation of whole-home filtration systems and other water quality upgrades.

Timeframe: Medium-Term

17.5 Funding assistance. Pursue grant funding and partnerships with the County, state agencies, and community-based organizations to support low-

income residents in identifying and addressing home water quality issues, including assistance for pipe repairs and water filtration upgrades, prioritizing outreach in disadvantaged communities.

17.6 Water affordability. Explore options to help lower-income residents manage water utility costs, including by advocating to water providers for affordability measures that serve disadvantaged communities and promoting existing assistance programs, such as the San Francisco Public Utilities Commission's Customer Assistance Program for low-income residents.

Goal HE-18. **Increase the number and distribution of childcare facilities throughout the city. (Previously Goal HE-9)**

Intent: To coordinate better quality care from birth through early childhood because early care of children should be a primary concern of society. To provide childcare professionals with support and training to reach their full potential to provide quality care. To recognize there is a need for more affordable, high-quality care as many parents in East Palo Alto are working.

Policies:

18.1 Diversity of childcare services. Encourage the development of a range of childcare facilities, including family day care homes and public and private childcare centers to fulfill the childcare needs of East Palo Alto families.

IM-15.1a: Update the Development Code to encourage a range of childcare facility types and locations throughout the city, including licensed home daycares, childcare centers, and employer-sponsored or shared childcare facilities, to improve access to childcare for East Palo Alto residents.

Timeframe: Medium-Term

18.2 Childcare demand. Work with local and regional agencies to assess childcare supply and demand in East Palo Alto and encourage the implementation of programs to address childcare shortfalls.

18.3 Developer incentives. Provide regulatory and financial incentives to encourage new childcare facilities while ensuring they are sited near compatible uses.

18.4 Integrated childcare. Coordinate and integrate childcare programs with housing and social programs, where feasible.

18.5 City events. Incorporate childcare programs into City-sponsored public programs and events, where feasible.

Goal HE-19. Improve pedestrian, bicycle, and motorized vehicle safety in East Palo Alto. (Previously Goal HE-5)

Intent: To create a physical environment where it is safe and convenient for residents to walk and bike. To promote physical exercise and reduce traffic fatalities and injuries.

Policies:

19.1 Safe Routes to Schools. Pursue and support local Safe Routes to Schools programs.

19.2 Aging pedestrians. Promote safe routes for aging adults, particularly routes to transit and shopping centers.

19.3 Vision Zero. Work to achieve a roadway system with no pedestrian or bicycle fatalities or serious injuries in road traffic.

19.4 Pedestrian improvements. Prioritize transportation improvements in areas immediately around schools or on primary walking routes to/from schools.

19.5 Coordination with school districts. Work with the Ravenswood School District, Sequoia Union School District, charter schools, and private schools to improve transportation safety around schools.

19.6 Emergency vehicles. Maintain a multi-modal transportation network that allows for direct, safe routes for emergency response vehicles.

19.7 Emergency response and safety. Prioritize emergency vehicle access and response by ensuring the transportation network meets all California Fire Code requirements. The geometry of all roadways, intersections, and traffic-calming features must accommodate fire and emergency apparatus. Within these established public safety parameters, designs shall incorporate enhancements for pedestrian and cyclist safety, favoring pedestrian-oriented intersection and crosswalk geometry where feasible.

Goal HE-20. Provide other public facilities, infrastructure, and services that meet the needs of, and are accessible to, residents of disadvantaged communities. (New)

Intent: To ensure that public facilities and infrastructure are equitably distributed and that investments prioritize the areas and populations with the greatest need.

Policies:

20.1 Prioritized public facility investment. Prioritize investments in public facilities, infrastructure, and community amenities, including sidewalks, lighting, streetscapes, parks, libraries, and community centers, in disadvantaged communities, and ensure that City capital improvement planning reflects these priorities.

20.2 Inclusive design. Ensure that City facilities and services are designed and maintained to meet the needs of all users, including people with disabilities, older adults, non-English speakers, and

families with young children. Apply principles of universal and barrier-free design in the planning and renovation of public facilities.

- 20.3 Greater interaction.** Increase opportunities for intercultural interaction, especially at public gathering spaces throughout the city. (Moved from existing Goal HE-11)
- 20.4 Transit and mobility access.** Work with transit providers to prioritize service improvements in disadvantaged communities.
- 20.5 Active transportation access.** Partner with regional agencies and transit providers to develop mobility solutions and improve active transportation connections for isolated areas of East Palo Alto with limited transit access.
- 20.6 Mobility assistance.** Partner with regional agencies and transit providers to improve access and affordability for public and private mobility options, such as by providing financial assistance to East Palo Alto residents to help cover transportation costs.
- 20.7 Frontloaded community benefits from development.** When community benefits are negotiated as part of development agreements with major development projects, prioritize implementation of such community benefits in the earliest possible phase of development, where feasible and appropriate.
- 20.8 Community input on facility design.** Incorporate community input into the planning and design of public facilities, including opportunities to incorporate art, murals, cultural elements, and placemaking features that reflect neighborhood identity and foster community connection.
- 20.9 Digital access.** Seek partnerships with telecommunications providers, technology companies, and regional agencies to expand affordable access to broadband internet and digital tools for residents in disadvantaged communities.

Goal HE-21. **Empower all residents to have a strong and effective voice in City decisions that affect their lives. (New)**

Intent: To reduce barriers to participation in City decision making and ensure that engagement processes are accessible, culturally appropriate, and responsive to the community's needs and expressed priorities.

Policies:

- 21.1 Multilingual access.** Expand translation, interpretation, and accessibility of public materials, notices, and meetings for decisions that affect residents of East Palo Alto. Explore [working](#) with community-based organizations who can translate information and answer community questions in the predominant languages spoken in the community, as well as at the literacy and pace of the affected community.

IM 18.1a: Develop and maintain an equitable community engagement toolkit for use by all City departments that provide guidance on strategies to reach underrepresented residents, addressing different power dynamics in public settings, facilitation techniques that resonate with residents, and conducting outreach in a culturally sensitive and linguistically accessible manner. As part of this effort, establish baseline metrics to understand current levels of community participation, and use these metrics to track and assess where participation could be enhanced and identify opportunities for capturing the voices of the most impacted residents. Collaborate with community-based organizations on the development of this toolkit and periodically update it based on community and community-based organization feedback.

Timeframe: Long-Term

IM 18.1b: Solicit feedback from community-based organizations on how best to navigate cultural sensitivity as a best practice throughout community engagement and how to navigate

complex topics associated with health and equity.

Timeframe: Short-Term

- 21.2 Technology and analog access.** Continue to expand the use of technology to improve access to and distribution of information about City decisions, programs, and services, while simultaneously improving information access for residents without computers or reliable internet through multilingual flyers, canvassing, door-to-door outreach, and other analog methods.

21.3 Accessible and convenient participation.

Schedule, format, and locate public meetings and community engagement activities in collaboration with the community and community-based organizations to maximize convenience for residents, including by considering the time constraints of working families, how easy it is to access the meeting location through multiple modes of transportation, and the availability of multiple ways to participate.

IM 18.3a: Make special efforts to accommodate all residents, including providing simultaneous translation services in the languages predominantly spoken in East Palo Alto or the neighborhood concerned, as well as listening devices for all meetings, using a variety of venues throughout the community to ensure even neighborhood access, and using participatory facilitation techniques that could be implemented by community partners. Consider hiring representatives from the community to provide translation services for the engagement process, event, or activity.

Timeframe: Short-Term

IM 18.3b: Establish a direct, multilingual system for residents to communicate with City government and receive timely information about matters that affect them, such as text alerts, a dedicated phone line, or other accessible tools, in English, Spanish, and other predominant community languages.

Timeframe: Medium-Term

- 21.4 Participation standards.** Prior to conducting major community engagement activities, establish participation standards aimed at reaching as many residents as possible, and consider repeating outreach activities if participation standards have not been met.

- 21.5 Participation support.** Provide resources and support for broad resident participation in City meetings and events, including fair financial compensation, childcare, food, and transportation assistance, when feasible.

21.6 Community-based organization partnerships.

Maintain and continue to expand partnerships with local organizations that have trusted relationships with East Palo Alto residents. Engage organizations early in planning processes, collaborate for implementation, outreach and technical assistance, and acknowledge their expertise. Consider partnerships with community-based organizations for the following services and activities:

- Translating written documents and information into predominantly spoken languages.
- Advising on and reviewing complex and technical language in planning and policy documents, announcements, and decisions.
- Designing or advising on the development of community engagement strategies, including designing for cultural sensitivity.
- Leading and/or facilitating outreach meetings, events, activities, or tours.
- Coordinating distribution of information and updates at regularly scheduled community meetings already hosted and maintained by community-based organizations as a trusted communication channel with residents who attend these meetings.

- Building capacity of East Palo Alto residents to be community leaders and potentially take up positions in City advisory bodies or public service through trainings, leadership academies, and similar programs.

21.7 Youth engagement. Encourage the meaningful participation of East Palo Alto youth in local governance, planning, and outreach activities, including through partnerships with schools, youth-serving organizations, and youth leadership programs.

21.8 Social capital. Strive to preserve and strengthen social capital by supporting formal and informal social networks in the community.

21.9 Community participation. Strive to increase rates of participation in community events such as voting, youth activities, adult education, senior activities, and family-oriented programs.

Goal HE-22. **Maintain transparency and integrity in East Palo Alto’s decision-making process.** (Previously HE-12)

Intent: To ensure that the City engages with its community throughout its decision-making processes in a manner that is intentional, transparent, and accountable by proactively seeking out the voices of residents who have historically been underrepresented in local decisions.

Policies:

22.1 Open meetings. Enhance the community’s trust by holding open meetings that are accessible, inviting, and available to any community member to attend and participate. Proactively and meaningfully engage residents in planning decisions that impact their housing and neighborhoods.

IM 19-1a: Partner with community-based organizations to design open meeting structures for outreach, facilitation, and meeting summaries such that they reflect the community needs and priorities along supporting accountability for the City to address those needs in a timeline that resonates with residents.

Timeframe: Medium-Term (Ongoing)

22.2 Regular public meetings. Provide clear, timely, and easy-to-understand updates on City policy decisions, planning activities, and progress of General Plan implementation through a variety of mechanisms, such as bi-annual Town Hall meetings on major activities to update the General Plan, regular updates to the Planning Commission and City Council, community-based organization-facilitated public meetings and events, and a variety of readily available digital and non-digital media.

IM 19.2a: Explore establishing an ad hoc advisory body to the City Council dedicated to environmental justice and equitable community engagement, with membership that reflects the demographic diversity of East Palo Alto, by developing a proposal for City Council consideration that evaluates whether to establish a new body or expand the mandate of an existing commission or advisory committee.

Timeframe: Long-Term

22.3 Trust and accountability. Build and maintain positive relationships between City staff and East Palo Alto residents by providing a consistent City presence in community spaces (including through partnerships with community-based organizations), demonstrating how community input has been incorporated into City decisions through clear communication and sharing timelines for implementation, and publicly reporting on progress toward the goals and policies of this element, such as through community dashboards.

IM 19.3a: Annually report to the City Council on progress made in implementing the policies and

programs of this Health and Equity Element. Use clear metrics and plain language and make the report available in English, Spanish, and other predominant languages spoken by the community. Partner with community-based organizations on the language and priorities of these progress reports so they can support community understanding.

Timeframe: Short-Term (Ongoing)

IM 19.3b: Consider hiring or contracting with a dedicated community outreach coordinator to serve as a resource navigator and case manager, connecting residents to available resources, maintaining a consistent presence in the community, and serving as a trusted liaison between residents, community-based organizations, and City government.

Timeframe: Long-Term

22.4 Holistic community representation. Encourage holistic representation of the community in the appointment of Commissions and other appointed and advisory bodies. (moved from existing Goal HE-11)

IM 19.4a: Develop a strategy for guiding public appointments of community members to Commissions and other advisory bodies to encourage broad and diverse participation and help ensure engagement of residents who have not traditionally engaged or applied for such roles, including by partnering with community-based organizations to build resident capacity for public service.

Timeframe: Medium-Term

22.5 Developer outreach. Require major development and infrastructure projects to initiate early, substantive, and multilingual community engagement consistent with the City's Community Outreach Policy, and to demonstrate how the community's input was incorporated into the plan prior to approval by the City Council.

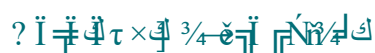
22.6 Coordinated response. Continue to notify community-based organizations of new development proposals in accordance with the City's Municipal Code, which requires notification for medium and major projects based on proximity to the project site, to encourage early and informed community engagement and collaboration between the City, community-based organizations, and residents.

City of East Palo Alto Health and Equity Element: Technical Appendix

July 24, 2026 DRAFT

This technical appendix identifies Disadvantaged Communities (DAC) in the City of East Palo Alto, describes the major environmental justice issues facing each of these areas, and describes the DAC identification process. This document also identifies the data sources that can be used to monitor and track progress in addressing environmental burdens. Information in this document may be periodically reviewed and updated over time.

Disadvantaged Communities Identification Process



The City screened for DACs per Senate Bill (SB) 1000, *The Planning for Healthy Communities Act*, using a combination of federal, State, and regional data. The datasets used were available at two scales: census tracts and census block groups.

Initial screening for DACs was conducted using CalEnviroScreen. [CalEnviroScreen 4.0](#)¹ is the primary statewide environmental justice screening tool that was developed and is maintained by the California Office of Environmental Health Hazards Assessment (OEHHA) on behalf of the California Environmental Protection Agency (CalEPA). It provides a score of pollution burdens and population characteristics at the census tract level on a statewide scale based on multiple indicators used for monitoring human and environmental health risks and impacts. Higher scores indicate a census tract experiences higher pollution burdens and/or socioeconomic vulnerabilities compared to census tracts with lower scores. Based on State guidance, census tracts with a cumulative score in the 75th statewide percentile are typically identified as DACs.

Further screening was done using block group level data from [Esri](#)² and the [American Community Survey](#)³ along with census tract level data from the Urban Displacement Project Sensitive Communities dataset.

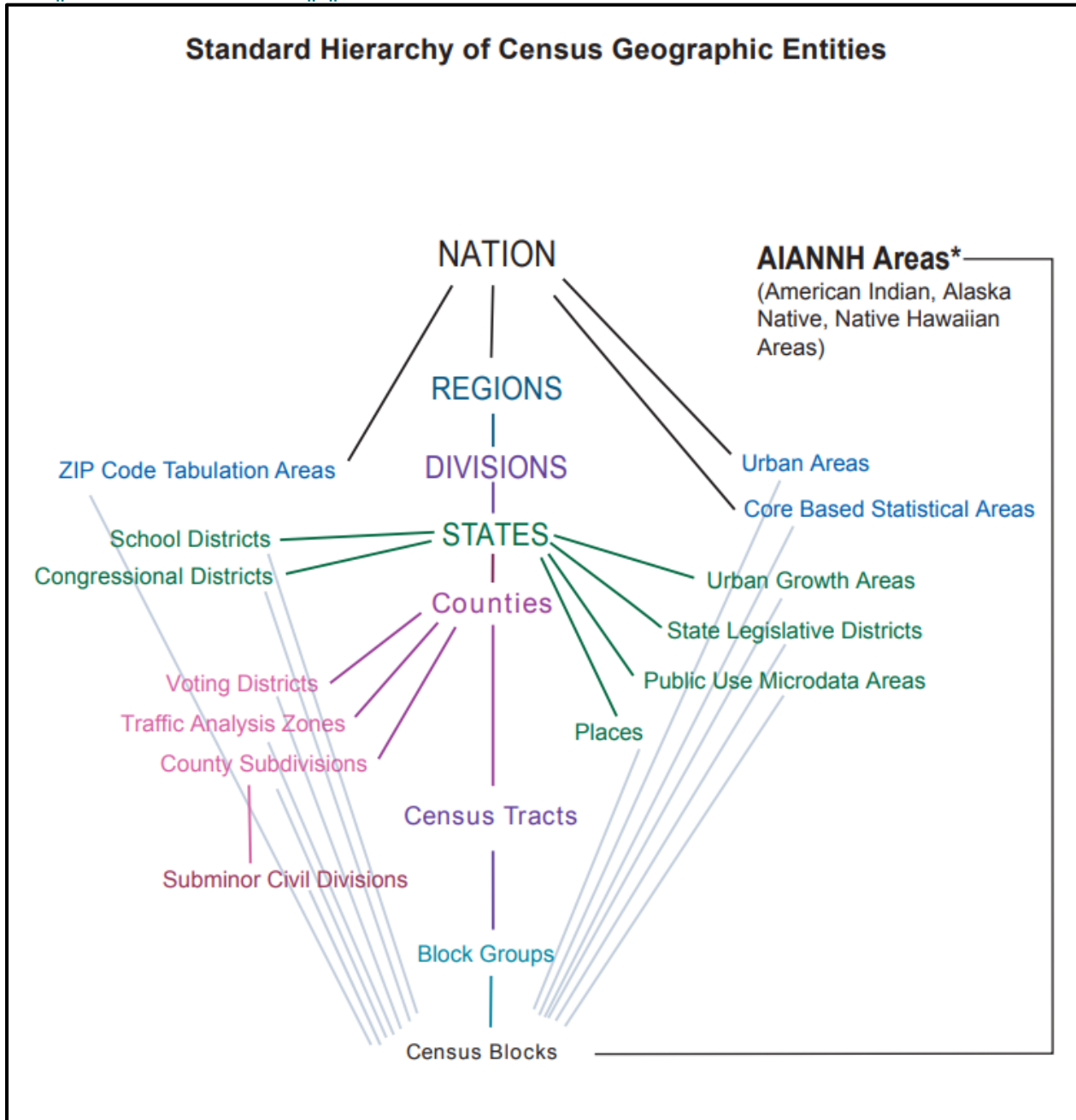
Census tracts and block groups are both geographic entities set by the U.S. Census Bureau to report data. Figure 1 shows the hierarchy of the geographic entities, which starts at the largest scale of the entire country and ranges down to a more granular scale, with the smallest scale being census blocks. The data available through CalEnviroScreen is provided at a census tract level, which are geographies that usually encompass about 4,000 people. Block groups are smaller areas, typically including between 600 to 3,000 people. Block groups are the smallest scale of data available from Esri and the American Community Survey for income and other socio-economic data.

¹ CalEnviroScreen 4.0. <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40>.

² Esri ArcGIS Hub. <https://hub.arcgis.com/search>

³ US Census American Community Survey Data. <https://www.census.gov/programs-surveys/acs/data.html>

[revised] 10/3/20 3/4/21 3/4/21 3/4/21



Source: United States Census Bureau, November 2020

3.2.2 Initial Technical Assessment

The DAC identification process involved an initial technical assessment using federal, State, regional, and local data that was vetted through community engagement.

3.2.2.1 Initial Screening

An initial screening was conducted using CalEnviroScreen, which did not reveal any census tracts as DACs in East Palo Alto. The City conducted additional screening at both the census tract and block group levels, which revealed preliminary DACs using the following data:

- Urban Displacement Project Sensitive Communities
- California Low-Income Communities
- Community Development Block Group Program Low- and Moderate-Income
- Esri Unemployment Rate
- CalEnviroScreen Indicators scoring in the 70th percentile⁴

3.2.2.2 Community Engagement

Community members reviewed and provided input at three community workshops: One English and one Spanish workshop on May 23, 2024, and one Pacific-Islander-focused workshop on September 26, 2024. Additionally, community members provided input through an equity-focused environmental justice survey that was conducted by Climate Resilient Communities (CRC) from September 9, 2024 to January 20, 2024. The DAC boundaries were refined based on the input from these engagement activities.

3.2.3 Other Environmental Justice Topics

In addition to the environmental justice issues burdening the DACs identified in this technical appendix, the City of East Palo Alto Environmental Justice Element (currently Health and Equity Element) will cover other key environmental justice topics, including public facilities, food access, safe and sanitary homes, physical activity, community engagement, and other health risks that are unique to the city.

⁴ We previously considered 75 percent as the threshold for identifying issues through CalEnviroScreen 4.0, but expanded to 70 percent to include two issues that were identified as top issues by the community but scored just beneath the 75 percent threshold: asthma and linguistic isolation. Aside from these two, this threshold adjustment did not identify other CalEnviroScreen 4.0 issues for each DAC.

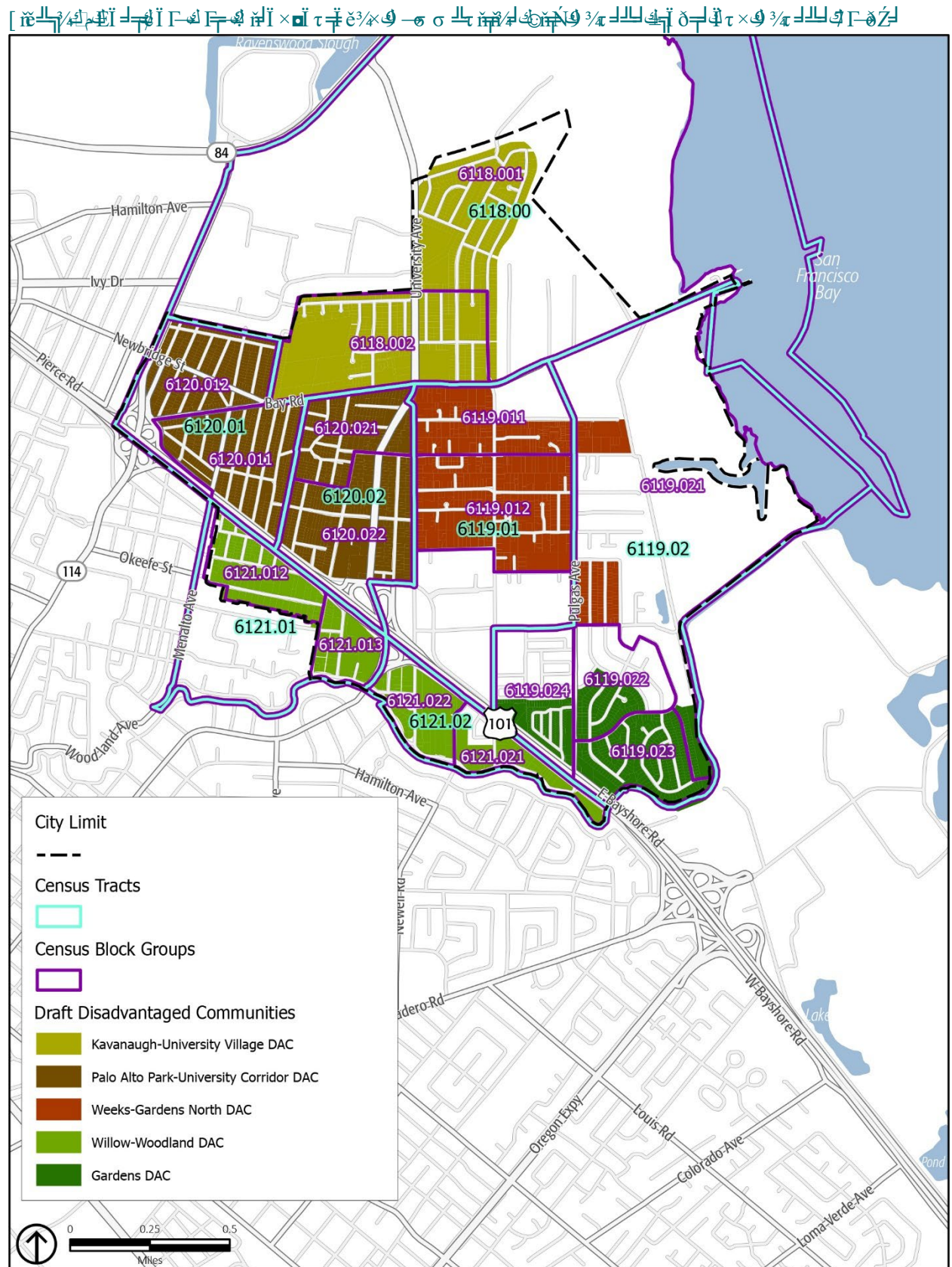
Disadvantaged Communities and Environmental Justice Issues

The City of East Palo Alto has five DACs, which are listed in Table 1. Figure 2 maps the DACs and shows them in relation to the census tracts and census block groups.

A note to readers: When this appendix was prepared, the CalEnviroScreen 4.0 data followed the census tract boundaries of the 2010 Decennial Census. The socioeconomic profile tables pull data from the Decennial Census 2020 and therefore follow the 2020 census tract boundaries. Figure 2 uses the 2020 boundaries. We have noted in Table 1 as well as the environmental justice issues table in each DAC where the census tract numbers have been updated in 2020 and how they correlate with the 2010 boundaries.

Table 1: Disadvantaged Communities in East Palo Alto

Disadvantaged Communities (DAC)	Associated Census Tract(s) (2010)	Associated Census Tract(s) (2020)	Associated Census Block Group(s) (2020)
Kavanaugh-University Village DAC	6081611800	6081611800	60816118.001 60816118.002
Palo Alto Park-University Corridor DAC	6081612000	6081612001 6081612002	60816120.011 60816120.012 60816120.021 60816120.022
Weeks-Gardens North DAC	6081611900	6081611901 6081611902	60816119.011 60816119.012 60816119.021
Willow-Woodland DAC	6081612100	6081612101 6081612102	60816121.012 60816121.013 60816121.021 60816121.022
Gardens DAC	6081611900	6081611902	60816119.022 60816119.023 60816119.024



Source: County of San Mateo, 2023; Esri, 2023; PlaceWorks, 2023

Figure 2: Map of the Kavanaugh-University Village DAC

The Kavanaugh-University Village DAC is located in the northeastern part of the city spanning parts of the Kavanaugh and University Village neighborhoods. This area's residential development mostly consists of single-family homes. Non-residential development mainly includes industrial and office uses on the northern border with Menlo Park. Key facilities in this DAC include the East Palo Alto City Hall/San Mateo County Facility/East Palo Alto Branch of the San Mateo County Library and Jack Farrell Park.

Table 2: Kavanaugh-University Village DAC Socioeconomic Data

Tables 2 through 5 contain demographic and socioeconomic information for the census block groups that comprise the Kavanaugh-University Village DAC (see Figure 2 for a map of the census block group boundaries within this DAC). The block groups constituting the Kavanaugh-University Village DAC had a combined population of 4,481 residents as of the Decennial Census 2020. Most residents in these block groups own their homes and live in married-couple households. Median household income is \$80,183 and the local unemployment rate is 5.8 percent. About 49 percent of residents have completed some college or hold a degree. Over 60 percent of residents in the block groups identify as Hispanic; the community also includes significant Black, Asian, and Native Hawaiian/Pacific Islander populations.

Table 2: Kavanaugh-University Village DAC Socioeconomic Data

Census Block Group	060816118.001	060816118.002	All block groups ¹
Population	2,049	2,432	4,481
Median Household Income (Esri)	\$86,142	\$74,142	\$80,183
Medium Household Income (ACS)	\$141,250	\$141,250	\$141,250
Median Household Income (ACS Margin of Error)	±15,481	±19,568	N/A
Renters (%)	39.3%	40.7%	40%
Homeowners (%)	60.7%	59.3%	60%
Median Age	35.0	35.0	35.0
Unemployment (%)	2.7%	2.7%	2.7%
1. Weighted average of all census block groups. Source: American Community Survey 2020.			

Table 3: Kavanaugh-University Village DAC Race and Ethnicity

Census Block Group	White (non-Hispanic) (%)	Black or African American (non-Hispanic) (%)	American Indian and Alaska Native (non-Hispanic) (%)	Asian (non-Hispanic) (%)	Native Hawaiian and Other Pacific Islander (non-Hispanic) (%)	Some Other Race (non-Hispanic) (%)	Two or More Races (non-Hispanic) (%)	Hispanic (%)
060816118.001	5.6%	20.6%	0.9%	9.1%	13.5%	<0.1%	1.5%	48.9%
060816118.002	3.3%	6.6%	<0.1%	2.9%	10.7%	3.1%	<0.1%	73.4%
All block groups ¹	4.4%	13.0%	0.4%	5.7%	12.0%	1.7%	0.7%	62.2%
1. Weighted average of all census block groups. Source: American Community Survey 2020.								

Table 4: Kavanaugh-University Village DAC Educational Attainment

Census Block Group	Less than High School (%)	High School Graduate (%)	Some College or Associate's Degree (%)	Bachelor's Degree or Higher (%)
060816118.001	18.7%	32.8%	24.6%	23.9%
060816118.002	27.7%	22.9%	27.5%	21.9%
All block groups ¹	23.6%	27.4%	26.2%	22.8%
1. Weighted average of all census block groups. Source: American Community Survey 2022.				

Table 5: Kavanaugh-University Village DAC Household Type

Census Block Group	Married Couple Family (%)	Male Householder, No Spouse Present (%)	Female Householder, No Spouse Present (%)	Householder Living Alone (%)	Householder Not Living Alone (%)
060816118.001	51.6%	10.5%	24.0%	9.1%	4.9%
060816118.002	52.7%	9.5%	24.7%	7.6%	5.5%
All block groups ¹	52.2%	10.0%	24.4%	8.3%	5.2%
1. Weighted average of all census block groups. Source: Decennial Census 2020.					

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This census tract associated with this DAC is considered to be a low-income community by the State of California; the US Department of Housing and Urban Development (HUD) considers 76 percent of households in the census tract to be low or moderate income.

Table 6 reports the CalEnviroScreen 4.0 scores for the census tract containing the Kavanaugh-University Village DAC, including the overall composite score, the combined score for all pollution burdens, and the combined score for population characteristics.

Table 6: Kavanaugh-University Village DAC CalEnviroScreen Percentile Scores (Tract 6081611800)

Census Tract	CalEnviroScreen 4.0 Overall Percentile	Combined Pollution Burden Percentile	Combined Population Characteristics Percentile
6081611800	63	73	49
<i>Source: CalEnviroScreen 4.0</i>			

This tract has a moderate composite score in CalEnviroScreen 4.0, but eight indicators score above the 70th percentile. Key pollution indicators in this tract include:

- **Children’s Lead Risk from Housing, with a score of 99:** Many of the homes in this census tract are older and considered more likely to have lead-based paint.
- **Cleanup Sites, with a score of 75:** Two cleanup sites are within this census tract, including a former chemical manufacturer.
- **Groundwater Threats, with a score of 96:** Eight sources have been identified as potential groundwater threats within this census tract, all located directly to the east of the DAC in the Ravenswood Project Area.
- **Hazardous Waste, with a score of 93:** Most sources of hazardous waste in this DAC are located directly to the north in the industrial areas of Menlo Park. There are also sources of hazardous waste in the Ravenswood Project Area.
- **Impaired Water Bodies, with a score of 83:** The high impaired waters score for this census tract is due to its close proximity to the South San Francisco Bay. Specific pollutants of concern in the Bay are heavy metals, pesticides, and harmful chemicals from industrial facilities and refineries.
- **Unemployment, with a score of 78:** 8 percent of adults in this census tract are unemployed, contributing to its high unemployment indicator score.
- **Education, with a score of 85:** 35 percent of adults in this census tract have less than a high school education. Low educational attainment can result in a higher likelihood of unemployment and lower lifetime earnings.
- **Housing Burden, with a score of 88:** 29 percent of households in this census tract are considered low-income and severely housing burdened, meaning they spend more than half of their income on housing.
- **Open Space Access and Equity (Community Input):** Community input identified park equity and access as a key issue in this DAC. The 2023 City Parks Master Plan supports this input and specifically mentions the neighborhoods of Weeks, Kavanaugh, Willow, and Woodland Park as areas with gaps and lack of access to park facilities.

Figure 9: Palo Alto Park-University Corridor DAC

The Palo Alto Park-University Corridor DAC encompasses the Midtown/Palo Alto Park neighborhood and University Avenue corridor in the northwest portion of the city. This DAC is characterized by mostly residential development ranging from single-family homes to small apartment complexes along with some larger multifamily developments along University Avenue. Most key destinations in this DAC are along the University Avenue corridor. They include the East Palo Alto Family YMCA, convenience stores, and an Amazon corporate office.

Demographic and Socioeconomic Data

Tables 7 through 10 contain demographic and socioeconomic information for the census block groups that comprise the Palo Alto Park-University Corridor DAC (see Figure 2 for a map of the census block group boundaries within this DAC). The Palo Alto Park-University Corridor DAC had 7,369 residents as of the Decennial Census 2020. A slight majority (53 percent) of residents in the combined block groups rent their homes and a plurality (44 percent) live in married-couple households. Median household income is \$70,832 and the local unemployment rate is 8 percent. Most residents (53 percent) in the block groups have completed some college or hold a degree. Over 69 percent of residents identify as Hispanic or Latino and there is a significant Black population (13 percent).

Table 7: Palo Alto Park-University Corridor DAC Socioeconomic Data

Census Block Group	120.011	120.012	120.21	120.022	All block groups ¹
Population	2,425	1,695	1,684	1,565	7,369
Median Household Income (Esri)	\$85,913	\$92,468	\$55,974	\$40,019	\$70,832
Medium Household Income (ACS)	— ²	\$137,012	\$93,702	\$66,000	\$66,945
Median Household Income (ACS Margin of Error)	** ²	±50,629	±37,216	±22,506	*** ²
Renters (%)	47.2%	41.6%	69.5%	55.8%	52.8%
Homeowners (%)	52.8%	58.4%	30.5%	44.2%	47.2%
Median Age	31	32.5	37.6	41.9	35.2
Unemployment (%)	10.5%	3.8%	7.9%	7.2%	8%
1. Weighted average of all census block groups. 2. The American Community Survey uses a minus (-) or double asterisks (**) to indicate when there were either no, or too few, samples to calculate an estimate and margin of error, respectively. Triple asterisks (***) indicate when the median estimate falls into the lowest or highest interval of an open-ended distribution, meaning a statistical test for the margin of error is not appropriate here. <i>Source: American Community Survey 2020.</i>					

Table 8: Palo Alto Park-University Corridor DAC Race and Ethnicity

Census Block Group	White (non-Hispanic) (%)	Black or African American (non-Hispanic) (%)	American Indian and Alaska Native (non-Hispanic) (%)	Asian (non-Hispanic) (%)	Native Hawaiian and Other Pacific Islander (non-Hispanic) (%)	Some Other Race (non-Hispanic) (%)	Two or More Races (non-Hispanic) (%)	Hispanic (%)
120.011	7.7%	9.8%	<0.1%	0.6%	6.6%	<0.1%	3.9%	71.2%
120.012	4.2%	10.1%	1.7%	1.0%	13.6%	<0.1%	2.2%	67.2%
120.021	4.2%	1.0%	<0.1%	4.6%	5.6%	<0.1%	0.2%	84.5%
120.022	7.8%	35.3%	<0.1%	5.7%	<0.1%	<0.1%	<0.1%	51.3%
All block groups ¹	6.1%	13.3%	0.4%	2.7%	6.6%	<0.1%	1.8%	69.1%
1. Weighted average of all census block groups. Source: American Community Survey 2020.								

Table 9: Palo Alto Park-University Corridor DAC Educational Attainment

Census Block Group	Less than High School (%)	High School Graduate (%)	Some College or Associate's Degree (%)	Bachelor's Degree or Higher (%)
120.011	24.4%	28.1%	31.1%	16.4%
120.012	13.3%	36.3%	31.1%	19.2%
120.021	12.6%	36.9%	31.0%	19.6%
120.022	24.4%	10.6%	45.8%	19.2%
All block groups ¹	19.2%	28.3%	34.2%	18.4%
1. Weighted average of all census block groups. Source: American Community Survey 2022.				

Table 10: Palo Alto Park-University Corridor DAC Household Type

Census Block Group	Married Couple Family (%)	Male Householder, No Spouse Present (%)	Female Householder, No Spouse Present (%)	Householder Living Alone (%)	Householder Not Living Alone (%)
120.011	41.4%	11.6%	24.9%	12.3%	9.8%
120.012	48.3%	9.9%	22.0%	14.1%	5.7%
120.021	45.8%	11.0%	18.7%	14.5%	9.9%
120.022	41.4%	11.6%	24.9%	12.3%	9.8%
All block groups ¹	44.0%	11.1%	22.8%	13.2%	8.9%
1. Weighted average of all census block groups. Source: Decennial Census 2020.					

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The census tract associated with this DAC is considered a low-income and disadvantaged community by the State of California. HUD considers 81 percent of households in this tract to be

low or moderate income. Low-income communities are more likely to face disproportionate impacts of poor environmental quality and often have less access to healthcare.

Table 11 reports the CalEnviroScreen 4.0 scores for the census tract containing the Palo Alto Park-University Corridor DAC, including the overall composite score, the combined score for all pollution burdens, and the combined score for population characteristics.

Table 11: Palo Alto Park-University Corridor DAC CalEnviroScreen Percentile Scores (Tract 6081612000)

Census Tract	CalEnviroScreen 4.0 Overall Percentile	Combined Pollution Burden Percentile	Combined Population Characteristics Percentile
6081612000 ¹	77	73	71
1. This is the 2010 census tract. The corresponding 2020 census tracts are 6081612001 and 6081612002. Source: CalEnviroScreen 4.0			

This census tract's overall composite score is within the top 25th percentile on CalEnviroScreen and has moderately high pollution burden and combined population characteristics scores that are in the top 30th percentile. In total, nine indicators score within the top 30th percentile statewide. Key pollution indicators in this tract include:

- **Diesel Particulate Matter, with a score of 81:** This tract is bordered by US Route 101 and Willow Road, both sources of diesel particulate matter from vehicle traffic.
- **Children's Lead Risk from Housing, with a score of 99:** Many of the homes in this census tract are older and considered more likely to have lead-based paint.
- **Traffic Impacts, with a score of 84:** Sources of traffic impacts in this DAC include State Route 114 (Willow Road) and U.S. Route 101 (Bayshore Freeway).
- **Hazardous Waste, with a score of 94:** While no generators of hazardous waste are directly within this census tract or DAC, it is in very close proximity to several sources of hazardous waste clustered just north of Bay Road.
- **Impaired Water Bodies, with a score of 90:** The high impaired waters score for this census tract is due to its close proximity to the South San Francisco Bay and San Francisquito Creek. Specific pollutants of concern are heavy metals, pesticides, trash, and harmful chemicals from industrial facilities and refineries.
- **Asthma, with a score of 71:** An estimated 62 people per 10,000 people in this census tract visited the emergency department for asthma between 2015 and 2017. Asthma episodes can be triggered by both outdoor and indoor air pollution, mold, exposure to asbestos, secondhand smoke, and other air quality issues.
- **Low-Birth Weight, with a score of 79:** Over 6 percent of births in this census tract were low birth weight, meaning newborns weighed less than 5.5 pounds. Factors contributing to low birth weight include environmental pollution, which can be detrimental to maternal health.
- **Education, with a score of 78:** 29 percent of adults in this census tract have less than a high school education. Low educational attainment can result in a higher likelihood of unemployment and lower lifetime earnings.

- **Housing Burden, with a score of 88:** 29 percent of households in this census tract are considered low-income and severely housing burdened, meaning they spend more than half of their income on housing.
- **Open Space Access and Equity (Community input):** Community input identified park equity and access as a key issue in this DAC. The 2023 City Parks Master Plan supports this input and specifically mentions the neighborhoods of Weeks, Kavanaugh, Willow, and Woodland Park as areas with gaps and lack of access to park facilities.

Weeks-Gardens North DAC

The Weeks-Gardens North DAC is in central East Palo Alto, directly east of the Palo Alto Corridor-University Gardens DAC. It includes the neighborhood of Weeks and the northernmost portion of the Gardens neighborhood. This DAC is characterized by a wide variety of residential development including single-family and multi-family dwellings. There are few non-residential uses, mostly confined to schools, religious institutions, and convenience stores.

Demographic and Socioeconomic Data

Tables 12 through 15 contain demographic and socioeconomic information for the census block groups that comprise the Weeks-Gardens North DAC (see Figure 2 for a map of the census block group boundaries within this DAC). The block groups constituting the Weeks-Gardens North DAC had a combined population of 5,810 residents as of the Decennial Census 2020. A slight majority (54 percent) of households in the combined block groups rent their homes. About 45 percent of households are married-couple families, and about 22 percent are female householders with no spouse present. Median household income is \$69,987 and the local unemployment rate is 3.0 percent. A majority of residents in these block groups have completed some college or hold a degree. About 20 percent of the population is White, 20 percent is Black, and 9 percent is Asian, with about 4 percent of residents identifying as Hispanic or Latino.

Table 12: Weeks-Gardens North DAC Socioeconomic Data

Census Block Group	119.011	119.012	119.021	All block groups ¹
Population	2,194	1,735	1,881	5,810
Median Household Income (Esri)	\$52,157	\$76,688	\$85,349	\$69,987
Medium Household Income (ACS)	\$81,889	\$142,000	-	\$72,686
Median Household Income (ACS Margin of Error)	±79,865	±74,356	**	N/A
Renters (%)	72.4%	41.8%	40.1%	54.1%
Homeowners (%)	27.6%	58.2%	59.9%	45.9%
Median Age	28.6	30.4	39.9	32.8
Unemployment (%)	0.7%	3.9%	4.8%	3.0%
1. Weighted average of all block groups.				

Source: American Community Survey 2020.

Table 13: Weeks-Gardens North DAC Race and Ethnicity

Census Block Group	White (non-Hispanic) (%)	Black or African American (non-Hispanic) (%)	American Indian and Alaska Native (non-Hispanic) (%)	Asian (non-Hispanic) (%)	Native Hawaiian and Other Pacific Islander (non-Hispanic) (%)	Some Other Race (non-Hispanic) (%)	Two or More Races (non-Hispanic) (%)	Hispanic (%)
119.011	□□□	□□□	<0.1%	□□	□□	<0.1%	1.7%	□□□
119.012	□□	□□□	<0.1%	□□□	□□	4.8%	<0.1%	□□□
119.021	□□□	□□□	<0.1%	□□□	□□	<0.1%	<0.1%	□□□
All block groups ¹	□□□	□□□	□□□	□□□	□□□	□□□	□□□	□□□
1. Weighted average of all census block groups. Source: American Community Survey 2020.								

Table 14: Weeks-Gardens North DAC Educational Attainment

Census Block Group	Less than High School (%)	High School Graduate (%)	Some College or Associate's Degree (%)	Bachelor's Degree or Higher (%)
119.011	□□□	□□□	□□□	□□□
119.012	□□	□□□	□□□	□□□
119.021	□□	□□□	□□□	□□□
All block groups ¹	□□	□□□	□□□	□□□
1. Weighted average of all census block groups. Source: American Community Survey 2022.				

Table 15: Weeks-Gardens North DAC Household Type

Census Block Group	Married Couple Family (%)	Male Householder, No Spouse Present (%)	Female Householder, No Spouse Present (%)	Householder Living Alone (%)	Householder Not Living Alone (%)
119.011	□□□	□□□	□□□	□□□	□□□
119.012	□□□	□□□	□□□	□□	□□□
119.021	□□□	□□	□□□	□□□	□□□
All block groups ¹	□□□	□□□	□□□	□□□	□□□
1. Weighted average of all census block groups. Source: Decennial Census 2020.					

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The census tract associated with this DAC is considered a low-income and disadvantaged community by the State of California. HUD considers 69 percent of households in this tract to be low or moderate income.

Table 16 reports the CalEnviroScreen 4.0 scores for the census tract containing the Weeks-Gardens North DAC, including the overall composite score, the combined score for all pollution burdens, and the combined score for population characteristics. Note that the Weeks-Gardens North DAC is within the same Census Tract as the Gardens DAC, so the CalEnviroScreen scores will be same between the two DACs.

Table 16: Weeks-Gardens North DAC CalEnviroScreen Percentile Scores (Tract 6081611900)

Census Tract	CalEnviroScreen 4.0 Overall Percentile	Combined Pollution Burden Percentile	Combined Population Characteristics Percentile
6081611900 ¹	75	80	63
1. This is the 2010 census tract. The corresponding 2020 census tracts are 6081611901 and 6081611902. <i>Source: CalEnviroScreen 4.0</i>			

This census tract has moderate CalEnviroScreen overall scores, but 10 indicators score within the top 30th percentile statewide. Key pollution indicators in this tract include:

- **Children's Lead Risk from Housing, with a score of 76:** Many of the homes in this census tract are older and considered more likely to have lead-based paint.
- **Traffic Impacts, with a score of 73:** High traffic volumes along University Avenue, Bay Road, and Pulgas Avenue are the primary sources of traffic impacts in this Census Tract.
- **Cleanup Sites, with a score of 84:** There are four cleanup sites concentrated in this DAC, all related to former agricultural land uses and pesticides.
- **Groundwater Threats, with a score of 97:** Groundwater threats impacting this DAC and its census tract are mostly concentrated in its northern portion along Bay Road.
- **Hazardous Waste, with a score of 88:** Generators of hazardous waste in this census tract are clustered along Highway 101 and Bay Road and include medical facilities, retail stores, and industrial uses.
- **Impaired Water Bodies, with a score of 90:** The high impaired waters score for this census tract is due to its close proximity to the South San Francisco Bay and San Francisquito Creek. Specific pollutants of concern are heavy metals, pesticides, trash, and harmful chemicals from industrial facilities and refineries.
- **Solid Waste, with a score of 80:** Cooley Landing, located at the far eastern end of this DAC's associated census tract, was once used to dispose of highly toxic waste products in San Mateo County. Since then, the site has been redeveloped into a public park. Sea-level rise has the potential to release buried pollutants from this former landfill.
- **Asthma, with a score of 72:** An estimated 63 people per 10,000 people in this census tract visited the emergency department for asthma between 2015 and 2017. Asthma episodes

can be triggered by both outdoor and indoor air pollution, mold, exposure to asbestos, secondhand smoke, and other air quality issues.

- **Low-Birth Weight, with a score of 81:** Over 6 percent of births in this census tract were low-birth weight, meaning newborns weighed less than 5.5 pounds. Factors contributing to low birth weight include environmental pollution, which can be detrimental to maternal health.
- **Education, with a score of 84:** 34 percent of adults in this census tract have less than a high school education. Low educational attainment can result in a higher likelihood of unemployment and lower lifetime earnings.
- **Housing Burden (Community Input):** While this indicator is not within CalEnviroScreen's top 30th percentile, community input identified it as a top issue. CalEnviroScreen data indicates that 17 percent of households in this tract are low-income, housing burdened households.
- **Seismic Risk (City Input):** The City has identified seismic risk as a significant concern for this DAC, particularly with the concentration of soft-story multifamily buildings that have are not seismic-resistant.
- **Open Space Access and Equity (Community Input):** Community input identified park equity and access as a key issue in this DAC. The 2023 City Parks Master Plan supports this input and specifically mentions the neighborhoods of Weeks, Kavanaugh, Willow, and Woodland Park as areas with gaps and lack of access to park facilities.
- **Public Services, Infrastructure, and Facilities Gaps (Community Input):** Community input has raised that there are gaps in public services, infrastructure, and facilities in this area.

9

The Gardens DAC is located in the southeastern area of the city, bordered by the San Francisquito Creek and US Route 101. The eastern part of this DAC consists of primarily low-density single-family residential development. In the west, there is a mid-sized mobile home park and a 94-unit affordable apartment complex (Light Tree Apartments). Commercial development consists of a small convenience store, storage facility, and tire repair shop.

10

Tables 17 through 20 contain demographic and socioeconomic information for the census block groups that comprise the Gardens DAC (see Figure 2 for a map of the census block group boundaries within this DAC). The block groups constituting the Gardens DAC had a combined population of 4,454 residents as of the Decennial Census 2020. A slight majority of residents in these block groups own their homes. A plurality of households are married-couple households (40 percent), with the second largest category being female householders with no spouse present (24 percent). Over 60 percent of residents identify as Hispanic or Latino, and there are also significant White and Black populations.

Table 17: Gardens DAC Socioeconomic Data

Census Block Group	119.022	119.023	119.024	All block groups ¹
Population	1,416	1,189	1,849	□□□□
Median Household Income (Esri)	\$78,709	\$75,675	\$80,220	□□□□□
Medium Household Income (ACS)	\$74,607	– ²	\$98,300	Ä
Median Household Income (ACS Margin of Error)	±55,252	** ²	±90,762	Ä
Renters (%)	36.0%	41.9%	57.8%	□□□
Homeowners (%)	64.0%	58.1%	42.2%	□□□
Median Age	34.6	37.7	35.7	□□□
Unemployment (%)	17.5%	8.4%	1.0%	□□
1. Weighted average of all census block groups. 2. The American Community Survey uses a minus (-) or double asterisks (**) to indicate when there were either no, or too few, samples to calculate an estimate and margin of error, respectively. <i>Source: American Community Survey 2020.</i>				

Table 18: Gardens DAC Race and Ethnicity

Census Block Group	White (non-Hispanic) (%)	Black or African American (non-Hispanic) (%)	American Indian and Alaska Native (non-Hispanic) (%)	Asian (non-Hispanic) (%)	Native Hawaiian and Other Pacific Islander (non-Hispanic) (%)	Some Other Race (non-Hispanic) (%)	Two or More Races (non-Hispanic) (%)	Hispanic (%)
119.022	9.8%	23.0%	<0.1%	2.8%	<0.1%	<0.1%	<0.1%	64.5%
119.023	3.1%	2.7%	<0.1%	1.5%	<0.1%	<0.1%	<0.1%	92.8%
119.024	24.2%	7.6%	<0.1%	6.9%	3.6%	<0.1%	14.5%	43.2%
All block groups ¹	14.0%	11.2%	<0.1%	4.2%	1.5%	<0.1%	6.0%	63.2%
1. Weighted average of all census block groups. <i>Source: American Community Survey 2020.</i>								

Table 19: Gardens DAC Educational Attainment

Census Block Group	Less than High School (%)	High School Graduate (%)	Some College or Associate's Degree (%)	Bachelor's Degree or Higher (%)
119.022	23.9%	17.5%	23.4%	35.2%
119.023	41.5%	20.6%	18.7%	19.3%
119.024	15.9%	24.4%	12.6%	47.1%
All block groups ¹	25.3%	21.2%	17.7%	35.9%

1. Weighted average of all census block groups.
Source: American Community Survey 2022.

Table 20: Gardens DAC Household Type

Census Block Group	Married Couple Family (%)	Male Householder, No Spouse Present (%)	Female Householder, No Spouse Present (%)	Householder Living Alone (%)	Householder Not Living Alone (%)
119.022	46.9%	10.6%	20.5%	14.5%	7.6%
119.023	44.8%	10.7%	26.3%	8.1%	10.0%
119.024	39.9%	8.2%	24.5%	17.7%	9.7%
All block groups ¹	43.4%	9.6%	23.7%	14.1%	9.1%
1. Weighted average of all census block groups. Source: Decennial Census 2020.					

Et 0.7-0.8 3/4 7 10 3/4 11 1/4

The census tract associated with this DAC is considered a low-income and disadvantaged community by the State of California. HUD considers 69 percent of households in this tract to be low or moderate income.

Table 21 reports the CalEnviroScreen 4.0 scores for the census tract containing the Gardens DAC, including the overall composite score, the combined score for all pollution burdens, and the combined score for population characteristics. Note that the Gardens DAC is within the same Census Tract as the Weeks-Gardens North DAC, so the CalEnviroScreen scores will be the same between the two DACs.

Table 21: Gardens DAC CalEnviroScreen Percentile Scores (Tract 06081611900)

Census Tract	CalEnviroScreen 4.0 Overall Percentile	Combined Pollution Burden Percentile	Combined Population Characteristics Percentile
06081611900 ¹	75	80	63
1. This is the 2010 census tract. The corresponding 2020 census tract is 6081611902. Source: CalEnviroScreen 4.0			

This census tract's overall composite score is within the top 25th percentile on CalEnviroScreen and has a high combined pollution burden score within the top 20th percentile. Its population characteristics score is moderate at 63 percent. In total, 10 indicators score within the top 30th percentile statewide. Key pollution indicators in this tract include:

- **Children's Lead Risk from Housing, with a score of 76:** Many of the homes in this census tract are older and considered more likely to have lead-based paint.
- **Traffic Impacts, with a score of 73:** High traffic volumes along Highway 101 and Pulgas Avenue are the primary sources of traffic impacts in this census tract.
- **Cleanup Sites, with a score of 84:** While there are no cleanup sites directly in this DAC, its associated tract contains four cleanup sites related to former agricultural land uses.

- **Groundwater Threats, with a score of 97:** This DAC is not in very close proximity to groundwater threats, but is encompassed by a tract with ten groundwater threats to the north along Bay Road.
- **Hazardous Waste, with a score of 88:** Generators of hazardous waste in this census tract are clustered along Highway 101 and Bay Road and include medical facilities, retail stores, and industrial uses.
- **Impaired Water Bodies, with a score of 90:** The high impaired waters score for this census tract is due to its close proximity to the South San Francisco Bay and San Francisquito Creek. Specific pollutants of concern are heavy metals, pesticides, trash, and harmful chemicals from industrial facilities and refineries.
- **Solid Waste, with a score of 80:** Cooley Landing, located at the far eastern end of this DAC's associated census tract, was once used to dispose of highly toxic waste products in San Mateo County. Since then, the site has been redeveloped into a public park. Sea-level rise has the potential to release buried pollutants from this former landfill.
- **Asthma, with a score of 72:** An estimated 63 people per 10,000 people in this census tract visited the emergency department for asthma between 2015 and 2017. Asthma episodes can be triggered by both outdoor and indoor air pollution, mold, exposure to asbestos, secondhand smoke, and other air quality issues.
- **Low-Birth Weight, with a score of 81:** Over 6 percent of births in this census tract were low-birth weight, meaning newborns weighed less than 5.5 pounds. Factors contributing to low birth weight include environmental pollution, which can be detrimental to maternal health.
- **Education, with a score of 84:** 34 percent of adults in this census tract have less than a high school education. Low educational attainment can result in a higher likelihood of unemployment and lower lifetime earnings.
- **Flooding (City input):** The City identified flooding from heavy rain events as a significant risk in this DAC.
- **Housing Burden (City input):** While this indicator is not within CalEnviroScreen's top 30th percentile, community input identified it as a top issue. CalEnviroScreen data indicates that 17 percent of households in this tract are low-income, housing burdened households.

Willow-Woodland DAC

The Willow-Woodland DAC is in the southwestern corner of the city between San Francisquito Creek and US Route 101. Residential development ranges from single-family homes to large apartment complexes. Non-residential uses include a variety of light industrial uses, a laundromat, and a convenience store.

Demographic and Socioeconomic Data

Tables 22 through 25 contain demographic and socioeconomic information for the census block groups that comprise the Willow-Woodland DAC (see Figure 2 for a map of the census block group boundaries within this DAC). The Willow-Woodland DAC had 7,402 residents as of the Decennial Census 2020. An overwhelming majority of households in this DAC rent their homes. 36 percent of households are married couple families, and an additional 26 percent are householders living alone. Most residents in these block groups have completed some college or hold a degree. Over 60

percent of residents in the block group identify as Hispanic, and there is a significant White population.

Table 22: Willow-Woodland DAC Socioeconomic Data

Census Block Group	121.012	121.013	121.021	121.022	All block groups ¹
Population	2,456	759	1,621	2,566	□□□□
Median Household Income (Esri)	\$66,387	\$28,425	\$71,702	\$63,651	□□□□□□
Medium Household Income (ACS)	\$112,708	\$70,556	\$61,772	\$54,167	Ä
Median Household Income (ACS Margin of Error)	±99,247	±44,078	±21,798	±19,338	±48,928
Renters (%)	88.3%	97.3%	83.0%	99.6%	□□□
Homeowners (%)	11.7%	2.7%	17.0%	0.4%	□□
Median Age	30.4	39.8	27.1	40.5	□□□
Unemployment (%)	5%	4%	5%	5%	□□
1. Weighted average of all census block groups. Source: American Community Survey 2020.					

Table 23: Willow-Woodland DAC Race and Ethnicity

Census Block Group	White (non-Hispanic) (%)	Black or African American (non-Hispanic) (%)	American Indian and Alaska Native (non-Hispanic) (%)	Asian (non-Hispanic) (%)	Native Hawaiian and Other Pacific Islander (non-Hispanic) (%)	Some Other Race (non-Hispanic) (%)	Two or More Races (non-Hispanic) (%)	Hispanic (%)
121.012	19.8%	3.3%	<0.1%	2.4%	<0.1%	12.4%	1.1%	61.0%
121.013	<0.1%	<0.1%	<0.1%	<0.1%	<0.1%	1.2%	<0.1%	98.8%
121.021	12.6%	3.6%	<0.1%	5.4%	<0.1%	<0.1%	<0.1%	78.4%
121.022	33.6%	11.7%	<0.1%	9.7%	<0.1%	<0.1%	2.6%	42.3%
All block groups ¹	21.0%	5.9%	<0.1%	5.3%	<0.1%	4.2%	1.3%	62.2%
1. Weighted average of all census block groups. Source: American Community Survey 2020.								

Table 24: Willow-Woodland DAC Educational Attainment

Census Block Group	Less than High School (%)	High School Graduate (%)	Some College or Associate's Degree (%)	Bachelor's Degree or Higher (%)
121.012	23.1%	13.4%	24.2%	39.3%
121.013	22.1%	55.8%	19.3%	2.8%
121.021	46.7%	6.3%	21.8%	25.2%
121.022	19.7%	9.7%	38.7%	31.9%
All block groups ¹	27.0%	14.9%	28.2%	29.9%
1. Weighted average of all census block groups. Source: American Community Survey 2022.				

Table 25: Willow-Woodland DAC Household Type

Census Block Group	Married Couple Family (%)	Male Householder, No Spouse Present (%)	Female Householder, No Spouse Present (%)	Householder Living Alone (%)	Householder Not Living Alone (%)
121.012	38.7%	11.2%	19.2%	23.3%	7.6%
121.013	41.8%	15.8%	24.5%	13.0%	4.9%
121.021	33.1%	8.4%	23.1%	24.9%	10.5%
121.022	33.1%	9.1%	18.7%	32.3%	6.8%
All block groups ¹	35.9%	10.3%	20.4%	25.7%	7.7%
1. Weighted average of all census block groups Source: Decennial Census 2020.					

HUD considers 74 percent of households in this tract to be low or moderate income.

Table 26 reports the CalEnviroScreen 4.0 scores for the census tract containing the Willow-Woodland DAC, including the overall composite score, the combined score for all pollution burdens, and the combined score for population characteristics.

Table 26: Willow-Woodland DAC CalEnviroScreen Percentile Scores (Tract 6081612100)

Census Tract	CalEnviroScreen 4.0 Overall Percentile	Combined Pollution Burden Percentile	Combined Population Characteristics Percentile
6081612100 ¹	65	61	61
1. This is the 2010 census tract. The corresponding 2020 census tracts are 6081612101 and 6081612102. <i>Source: CalEnviroScreen 4.0</i>			

This census tract has moderate CalEnviroScreen overall scores, but nine indicators score within the top 30th percentile statewide. Key pollution indicators in this tract include:

- **Diesel Particulate Matter, with a score of 85:** This tract is bordered by US Route 101, a source of diesel particulate matter.
- **Children’s Lead Risk from Housing, with a score of 84:** Many of the homes in this census tract are older and considered more likely to have lead-based paint.
- **Traffic Impacts, with a score of 85:** A major source of traffic impacts in this DAC is U.S. Route 101 (Bayshore Freeway).
- **Hazardous Waste, with a score of 83:** Generators of hazardous waste in this census tract are retailers along Highway 101.
- **Impaired Water Bodies, with a score of 90:** The high impaired waters score for this census tract is due to its close proximity to the South San Francisco Bay and San Francisquito Creek. Specific pollutants of concern are heavy metals, pesticides, trash, and harmful chemicals from industrial facilities and refineries.
- **Education, with a score of 87:** 36 percent of adults in this census tract have less than a high school education. Low educational attainment can result in a higher likelihood of unemployment and lower lifetime earnings.
- **Linguistic Isolation, with a score of 73:** 14 percent of households in this census tract do not speak English well. This could hamper residents’ ability to access critical services and receive important information in an emergency.
- **Poverty, with a score of 78:** 47 percent of households in this tract are living below twice the federal poverty level.
- **Housing Burden, with a score of 81:** 25 percent of households in this census tract are considered low-income and severely housing burdened, meaning they spend more than half of their income on housing.
- **Flooding (Community input):** Community input identified flooding from heavy rain events as a significant risk in this DAC. For the Willow-Woodland DAC, the primary flooding concern is San Francisquito Creek.

- **Seismic Risk (City input):** The City has identified seismic risk as a significant concern for this DAC, particularly with the concentration of soft-story multifamily buildings that have are not seismic-resistant.

Environmental Justice Indicators and Sources

This section describes indicators and metrics that can be used to monitor each of the environmental justice issues impacting the DACs in East Palo Alto, including data sources and how to access them.

Table 1: Data sources for understanding rates of life expectancy, cancer, and dementia.

Table 1: Data sources for understanding rates of life expectancy, cancer, and dementia.

Data sources for understanding rates of life expectancy, cancer, and dementia.

Indicator	Geography/ Scale	Agency/Organization with Access to Data	Data Source	Latest Year of Available Data
Life Expectancy	County/City	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=15915&localeId=153985	2022
Age-Adjusted Death Rate due to Cancer	County/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=95&localeId=278	2022
Adults with Cancer (Non-Skin) or Melanoma	County/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=15941&localeId=153985	2023
Alzheimer's Disease or Dementia: Medicare Population	County/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=2051&localeId=278	2023
Note: All datasets in this table can be requested from SMC Health All Together Better through their Data and Technical Assistance Request Form: https://www.smcalthtogetherbetter.org/tiles/index/display?id=109513255288339198				

Table 2: Data sources to help track and understand rates of asthma.

Data sources to help track and understand rates of asthma.

Indicator	Geography/ Scale	Agency/Organization with Access to Data	Data Source	Latest Year of Available Data
Adults with Asthma	County/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=78&localeId=7694	2022
Adults with Current Asthma	County/City/Zip Code/Census Tract	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=79&localeId=153985	2023
Children and Teens with Asthma	County/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=2112&localeId=7694	2022
Age-Adjusted Hospitalization Rate due to Asthma (General)	County/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=14&localeId=7694	2022
Age-Adjusted Hospitalization Rate due to Adult Asthma	County/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=140&localeId=7694	2022
Age-Adjusted Hospitalization Rate due to Pediatric Asthma	County/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=152&localeId=7694	2022
Age-Adjusted ER Rate due to Asthma	County/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=126&localeId=7694	2022
Age-Adjusted ER Rate due to Adult Asthma	County/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=127&localeId=7694	2022
Age-Adjusted ER Rate due to Pediatric Asthma	County/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=137&localeId=7694	2022
Note: All datasets in this table can be requested from SMC Health All Together Better through their Data and Technical Assistance Request Form: https://www.smcalltogetherbetter.org/tiles/index/display?id=109513255288339198				

Health data sources to help track and understand rates of heart disease, hypertension, and strokes.

Data sources to help track and understand rates of heart disease, hypertension, and strokes.

Indicator	Geography/ Scale	Agency/Organization with Access to Data	Data Source	Latest Year of Available Data
Adults who Experienced Coronary Heart Disease	County/City/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=2819&localeId=153985	2023
Adults with Heart Disease	County/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=2831&localeId=7694	2022
Age-Adjusted Hospitalization Rate due to Heart Failure	County/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=144&localeId=7694	2022
Age-Adjusted ER Rate due to Heart Failure	County/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=130&localeId=7694	2022
Adults who Experienced a Stroke	County/City/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=2820&localeId=153985	2023
High Blood Pressure Prevalence	County/City/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=253&localeId=153985	2023
Age-Adjusted Hospitalization Rate due to Hypertension	County/City/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=2344&localeId=7694	2022
Age-Adjusted ER Rate due to Hypertension	County/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=2345&localeId=7694	2022
Note: All datasets in this table can be requested from SMC Health All Together Better through their Data and Technical Assistance Request Form: https://www.smcalltogetherbetter.org/tiles/index/display?id=109513255288339198				

Figure 1: Diabetes Data Sources

Data sources to help track and understand rate of diabetes.

Indicator	Geography/ Scale	Agency/Organization with Access to Data	Data Source	Latest Year of Available Data
Adults with Diabetes	County/City/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=81&localeId=153985	2023
Age-Adjusted Hospitalization Rate due to Diabetes	County/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=147&localeId=7694	2022
Age-Adjusted ER Rate due to Diabetes	County/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=133&localeId=7694	2022
Age-Adjusted Hospitalization Rate due to Type 2 Diabetes	County/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=8609&localeId=7694	2022
Age-Adjusted ER Rate due to Type 2 Diabetes	County/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=8611&localeId=7694	2022
Age-Adjusted Hospitalization Rate due to Long-Term Complications of Diabetes	County/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=150&localeId=7694	2022
Age-Adjusted ER Rate due to Long-Term Complications of Diabetes	County/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=136&localeId=7694	2022
Note: All datasets in this table can be requested from SMC Health All Together Better through their Data and Technical Assistance Request Form: https://www.smcalltogetherbetter.org/tiles/index/display?id=109513255288339198				

Figure 3-4: Income Inequality, Income Inequality, Educational Levels, and Employment/Unemployment Rates

Figure 3-4: Income Inequality, Income Inequality, Educational Levels, and Employment/Unemployment Rates

Data sources for understanding income levels, income inequality, educational levels, and employment/unemployment rates.

Indicator	Geography/ Scale	Agency/Organization with Access to Data	Data Source	Latest Year of Available Data
Income Inequality Index ¹	Census tract	San Mateo County	https://www.smcalltogetherbetter.org/indicators/index/view?indicatorId=288&localeTypeId=4	2024
Households Receiving SNAP	City	San Mateo County	https://dashboard.sustainablemateo.org/	2024
CalEnviroScreen Indicator: Low Educational Attainment	Census tract	California Office of Environmental Health Hazard Assessment	https://oehha.ca.gov/calenviroscreen/indicator/educational-attainment	2021 (update underway in 2026)
CalEnviroScreen Indicator: Unemployment	Census tract	California Office of Environmental Health Hazard Assessment	https://oehha.ca.gov/calenviroscreen/indicator/unemployment	2021 (update underway in 2026)
Median Household Income (Total, Breakdown by Race/Ethnicity) ¹	County/City/ Census Tract/Zip Code	San Mateo County/U.S. Census Bureau (American Community Survey Estimates 2020-2024)	https://www.healthysmc.org/indicators/index/view?indicatorId=315&localeId=153985	2020-2024
Families Living Below Poverty Rate ¹	County/City/ Census Tract/Zip Code	San Mateo County/U.S. Census Bureau (American Community Survey Estimates 2020-2024)	https://www.healthysmc.org/indicators/index/view?indicatorId=240&localeId=153985	2020-2024
People 25+ with a Bachelor's Degree or Higher ¹	County/City/ Census Tract/Zip Code	San Mateo County/U.S. Census Bureau (American Community Survey Estimates 2020-2024)	https://www.healthysmc.org/indicators/index/view?indicatorId=340&localeId=153985	2020-2024
Employment Rate ¹	County/City/ Census Tract/Zip Code	U.S. Census Bureau (American Community Survey Estimates 2020-2024)	https://data.census.gov/profile/East_Palo_Alto_city_California?g=160XX00US0620956#employment	2020-2024
Note:				

Indicator	Geography/ Scale	Agency/Organization with Access to Data	Data Source	Latest Year of Available Data
1. The dataset for this indicator can be requested from SMC Health All Together Better through their Data and Technical Assistance Request Form: https://www.smcalltogetherbetter.org/tiles/index/display?id=109513255288339198				

Physical Health Indicators

Data Sources for Physical Health Indicators

Data sources for understanding physical health conditions. Note that many indicators for measuring physical health are also asthma, heart health, and diabetes, which can be found in Tables 28, 29, and 30.

Indicator	Geography/ Scale	Agency/Organization with Access to Data	Data Source	Latest Year of Available Data
Adults Who Are Obese	County/City/ Census Tract/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=54&localeId=153985	2023
Adults Who Are Sedentary	City/Zip Code/Census Tract	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=57&localeId=153985	2023
Teens Who Are Overweight or Obese	County/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=3489&localeId=7694	2022
Note: All datasets in this table can be requested from SMC Health All Together Better through their Data and Technical Assistance Request Form: https://www.smcalltogetherbetter.org/tiles/index/display?id=109513255288339198				

Data Sources for Mental Health Indicators

Data sources to help understand and track cases and incidents of mental health.

Indicator	Geography/ Scale	Agency/Organization with Access to Data	Data Source	Latest Year of Available Data
Adults Ever Diagnosed With Depression	County/City/Zip Code/Census Tract	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=2867&localeId=153985	2023

Indicator	Geography/ Scale	Agency/Organization with Access to Data	Data Source	Latest Year of Available Data
Age-Adjusted Hospitalization Rates due to Adult Mental Health	County/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=2848&localeId=7694	2022
Age-Adjusted Hospitalization Rates due to Pediatric Mental Health	County/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=2851&localeId=7694	2022
Note: All datasets in this table can be requested from SMC Health All Together Better through their Data and Technical Assistance Request Form: https://www.smcalthtogetherbetter.org/tiles/index/display?id=109513255288339198				

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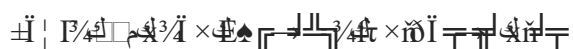
Indicator	Geography/ Scale	Agency/Organization with Access to Data	Data Source	Latest Year of Available Data
CalEnviroScreen Indicator: Drinking Water Contaminants	Census tract	California Office of Environmental Health Hazard Assessment	https://oehha.ca.gov/calenviroscreen/indicator/drinking-water-contaminants	2021 (update underway in 2026)
CalEnviroScreen Indicator: Impaired Water Bodies	Census tract	California Office of Environmental Health Hazard Assessment	https://oehha.ca.gov/calenviroscreen/indicator/impaired-water-bodies	2021 (update underway in 2026)
CalEnviroScreen Indicator: Children's Lead Risk from Housing	Census tract	California Office of Environmental Health Hazard Assessment	https://oehha.ca.gov/calenviroscreen/indicator/childrens-lead-risk-housing	2021 (update underway in 2026)

City of East Palo Alto General Plan: Environmental Justice Technical Appendix

Data sources to help understand potential residential affordability and displacement risks through various models and data for estimating housing burden and vulnerabilities.

Indicator	Geography/ Scale	Agency/Organization with Access to Data	Data Source	Latest Year of Available Data
Affirmatively Furthering Fair Housing Data Viewer (various datasets)	Census tract and block group	California Department of Housing and Community Development	https://gis.hcd.ca.gov/portal/apps/sites/#/affh-3	2024
CalEnviroScreen Indicator: Housing Burden	Census tract	California Office of Environmental Health Hazard Assessment	https://oehha.ca.gov/calenviroscreen/indicator/housing-burden	2021 (update underway in 2026)
California Estimated Displacement Risk Model	Census tract	Urban Displacement Project	http://www.urbandisplacement.org/maps/california-estimated-displacement-risk-model/	2022
PLACES: Housing Insecurity ¹	Census tract	U.S. Centers for Disease Control and Prevention; SMC Health	https://www.arcgis.com/apps/mapviewer/index.html?webmap=7a35397bc7c14042883c902470d9966d	2022

Indicator	Geography/ Scale	Agency/Organization with Access to Data	Data Source	Latest Year of Available Data
Overcrowded Households ¹	County/City/Zip Code/Census Tract	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=10755&localeId=153985	2024
Renters Spending 30% or more of Household Income on Rent ¹	County/City/Zip Code/Census Tract	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=393&localeId=153985	2024
Mortgaged Owners Spending 30% or more of Household Income on Housing ¹	County/City/Zip Code/Census Tract	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=2551&localeId=153985	2024
Note: 1. The dataset for this indicator can be requested from SMC Health All Together Better through their Data and Technical Assistance Request Form: https://www.smcalltogetherbetter.org/tiles/index/display?id=109513255288339198				



Data sources to identify locations where there is a likelihood of lead exposure based on the age of residential structures, proximity to lead-emitting facilities, and water service with known lead user service lines or fittings.

Indicator	Geography/ Scale	Agency/Organization with Access to Data	Data Source	Latest Year of Available Data
CalEnviroScreen Indicator: Children's Lead Risk from Housing	Census tract	California Office of Environmental Health Hazard Assessment	https://oehha.ca.gov/calenviroscreen/indicator/childrens-lead-risk-housing	2021 (update underway in 2026)
CalEnviroScreen Indicator: Low-Birth Weight	Census tract	California Office of Environmental Health Hazard Assessment	https://oehha.ca.gov/calenviroscreen/indicator/low-birth-weight-infants	2021 (update underway in 2026)
Geospatial Indicators for Risk of Childhood Lead Exposure for California Census Tracts	Census tract	California Department of Public Health	https://www.cdph.ca.gov/Programs/CCDCPHP/DEODC/CLPPB/Pages/GeospatialIndicatorMaps-2021.aspx	2024

Figure 1: Data sources to identify locations where there is a likelihood of exposure to asbestos, pests, mold and indoor air pollution.

Data sources to identify locations where there is a likelihood of exposure to asbestos, pests, mold and indoor air pollution.

Indicator	Geography/ Scale	Agency/Organization with Access to Data	Data Source	Latest Year of Available Data
CalEnviroScreen Indicator: Asthma	Census tract	California Office of Environmental Health Hazard Assessment	https://oehha.ca.gov/calenviroscreen/indicator/asthma	2021 (update underway in 2026)
Percent of Houses Built Before 1989	Census Tract	American Community Survey/U.S. Census Bureau	https://data.census.gov/table/A_CSDP5Y2023.DP04?t=Heating+and+Air+Conditioning+(HVAC)&g=050XX00US06081\$1400000	2023

Figure 2: Data sources to help understand grocery store locations and food insecure areas.

Data sources to help understand grocery store locations and food insecure areas.

Indicator	Geography/ Scale	Agency/Organization with Access to Data	Data Source	Latest Year of Available Data
Grocery Gap Atlas ¹	Census tract	Rural Advancement Foundation International-USA; Open Spatial Lab, University of Chicago; SMC Health	https://grocerygapatlas.rafiusa.org/map	2020
PLACES: Food Insecurity ¹	Census tract	U.S. Centers for Disease Control and Prevention; SMC Health	https://www.arcgis.com/home/item.html?id=eb09c0c1a9eb4ad8afe0e0773d1c36a8	2022
Grocery Access in the United States	Census block	Esri, Inc.	https://www.arcgis.com/home/item.html?id=f91b8de5e34644989196c6a81098e398	2024
Households Receiving SNAP	City	San Mateo County	https://dashboard.sustainablesanmateo.org/	Households Receiving SNAP
Note:				

Indicator	Geography/ Scale	Agency/Organization with Access to Data	Data Source	Latest Year of Available Data
1. The dataset for this indicator can be requested from SMC Health All Together Better through their Data and Technical Assistance Request Form: https://www.smcalltogetherbetter.org/tiles/index/display?id=109513255288339198				

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Data sources to help assess traffic-related pollution, including air pollution from vehicle exhaust and diesel particulate matter and noise pollution, as well as safety impacts.

Indicator	Geography/ Scale	Agency/Organization with Access to Data	Data Source	Latest Year of Available Data
CalEnviroScreen Indicator: Traffic Impacts	Census tract	California Office of Environmental Health Hazard Assessment	https://oehha.ca.gov/calenviroscreen/indicator/traffic-density	2021 (update underway in 2026)
CalEnviroScreen Indicator: Diesel Particulate Matter	Census tract	California Office of Environmental Health Hazard Assessment	https://oehha.ca.gov/calenviroscreen/indicator/diesel-particulate-matter	2021 (update underway in 2026)
CalEnviroScreen Indicator: Asthma	Census tract	California Office of Environmental Health Hazard Assessment	https://oehha.ca.gov/calenviroscreen/indicator/asthma	2021 (update underway in 2026)
Fatal and Injury Crashes by Month (SWITRS) ¹	City	University of California, Berkeley; San Mateo County (SMC) Health	https://tims.berkeley.edu/tools/summary/	2024
High Injury Network Segments in East Palo Alto	City	City of East Palo Alto	City of East Palo Alto Local Roadway Safety Plan	2024 (draft)
Pedestrian, Bicycle, and Motor Vehicle Crash Data	City	City of East Palo Alto	City of East Palo Alto Local Roadway Safety Plan	2024 (draft)
Safe Routes to School ¹	Schools and school districts	San Mateo County Office of Education; SMC Health	https://app.powerbi.com/view?r=eyJrIjoia0GQyZTE4NjEtZWQ1My00MTQzLTk1MTEtYzFkMTM0MGZmM2NhliwidCI6IjBhY2RhYTlkL	2026

Indicator	Geography/ Scale	Agency/Organization with Access to Data	Data Source	Latest Year of Available Data
			WMzYTYtNDA4Yy04ZjdkLWM1MDlY2ZhZGQ2MilsImMiOjZ9	
Transportation Noise ¹	Roadway noise contours	U.S. Department of Transportation Bureau of Transportation Statistics; SMC Health	https://www.bts.gov/geospatial/national-transportation-noise-map	2020
Notes: 1. The dataset for this indicator can be requested from SMC Health All Together Better through their Data and Technical Assistance Request Form: https://www.smcalltogetherbetter.org/tiles/index/display?id=109513255288339198				

Data Sources to Help Understand and Assess Various Types of Public Facilities

Data sources to help understand and assess various types of public facilities, including parks, recreational facilities, healthcare facilities, bicycle and pedestrian facilities, alternative transportation modes, telecommunications infrastructure, and road and pavement conditions.

Indicator	Geography/ Scale	Agency/Organization with Access to Data	Data Source	Latest Year of Available Data
ParkServe® Park Walkability ¹	City	Trust for Public Land; SMC Health ¹	https://www.tpl.org/parkserve	2024
Urban Heat Island Map/Index	Census tract	CalEPA	https://calepa.ca.gov/urban-heat-island-interactive-maps/	2020
Transit Ridership (SamTrans, BART, Caltrain)	Station ridership, access, and passenger counts	C/CAG San Mateo County (Countywide Transportation Plan)	https://ccag.ca.gov/programs/countywide-transportation-plan/	2017
Travel Behavior by Mode of Travel	County	C/CAG San Mateo County (County Congestion Management Program)	https://ccag.ca.gov/wp-content/uploads/2025/12/2025-CMP-Final.pdf	2025
Pavement Condition Index (PCI) and potholes	City	Metropolitan Transportation Commission (MTC)	https://mtc.ca.gov/sites/default/files/documents/2025-	2024

Indicator	Geography/ Scale	Agency/Organization with Access to Data	Data Source	Latest Year of Available Data
			11/%20PCI_table_2024_data_11-10-2025.pdf?cb=fe3656e8	
Countywide Bicycle and Pedestrian Facilities	Bicycle and pedestrian facilities	C/CAG San Mateo County (Countywide Bicycle and Pedestrian Master Plan)	https://ccag.ca.gov/programs/transportation-programs/active-transportation/	2021
S2801: Percent Households with No Internet ¹	Census tract	American Community Survey; SMC Health	https://data.census.gov/table/A CSST5Y2019.S2801?q=Internet+Access+at+Home,+2019&g=050 XX00US06081,06081\$1400000	2019
Digital Divide Index ¹	Census tract	SMC Health	https://www.smcalltogetherbetter.org/indicators/index/view?indicatorId=15889&localeTypeId=4	2023
Adults Delayed or had Difficulty Obtaining Care	County/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=2826&localeId=7694	2022
Households With an Internet Subscription	County/City/Zip Code/Census Tract	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=9231&localeId=153985	2024

Note:

- The dataset for this indicator can be requested from SMC Health All Together Better through their Data and Technical Assistance Request Form: <https://www.smcalltogetherbetter.org/tiles/index/display?id=109513255288339198>

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Data sources to help address civic engagement challenges, including indicators for accessibility, language barriers, and power dynamics issues.

Indicator	Geography/ Scale	Agency/Organization with Access to Data	Data Source	Latest Year of Available Data
CalEnviroScreen Indicator: Linguistic Isolation	Census tract	California Office of Environmental Health Hazard Assessment	https://oehha.ca.gov/calenviroscreen/indicator/linguistic-isolation	2021 (update underway in 2026)
Percent of Households with Language Other Than English Spoken at Home	City/Census Tract/Zip Code	U.S. Census Bureau (American Community Survey Estimates 2020- 2024)	https://data.census.gov/profile/East_Palo_Alto_city_California?g=160XX00US0620956#populations-and-people	2020-2024
Types of Language Spoken at Home	City/Census Tract/Zip Code	U.S. Census Bureau (American Community Survey Estimates 2020- 2024)	https://data.census.gov/profile/East_Palo_Alto_city_California?g=160XX00US0620956#populations-and-people	2020-2024
Percent of Foreign-Born Population	City/Census Tract/Zip Code	U.S. Census Bureau (American Community Survey Estimates 2020- 2024)	https://data.census.gov/profile/East_Palo_Alto_city_California?g=160XX00US0620956#populations-and-people	2020-2024
Persons With a Disability ¹	County/City/ Census Tract/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=6057&localeId=153985	2024
Children With a Disability ¹	County/City/ Census Tract/Zip Code	San Mateo County	https://www.healthysmc.org/indicators/index/view?indicatorId=1052&localeId=153985	2024
Note: 1. The dataset for this indicator can be requested from SMC Health All Together Better through their Data and Technical Assistance Request Form: https://www.smcalthtogetherbetter.org/tiles/index/display?id=109513255288339198				



ATTACHMENT 3

Environmental Justice Elements Planning Initiative EAST PALO ALTO HEALTH AND EQUITY ELEMENT UPDATE

9/14 Planning Commission Presentation & **GALLERY WALK**

The City of East Palo Alto invites residents to attend a study session and gallery walk with the Planning Commission featuring a presentation on the draft update to the Health and Equity Element.

The Health and Equity Element is a part of the City's General Plan that addresses environmental justice issues affecting the East Palo Alto community. The update focuses on key issues including pollution, access to healthy food and open space, safe housing, adequate public facilities, vulnerability to climate hazards, and meaningful community engagement.

Members of the public are encouraged to attend, participate in the gallery walk, speak with City staff and facilitators, and share their comments and feedback on the draft update. Community input will help inform the continued development of the Health and Equity Element.



You can attend via Zoom Meeting or by in-person. The meeting information and agenda will be posted on the City's website here:

<https://www.cityofepa.org/agenda>



September 14



7:00 pm



**City Council Chambers
2415 University Ave
East Palo Alto**



For more information about the Environmental Justice Elements Planning Initiative, please visit:

www.envirojusticeplanning.com

MEMORANDUM

DATE September 10, 2026

TO Elena Lee, Planning Division Manager
Salifu Yakubu, Senior Planner
Michelle Huang, Associate Planner
City of East Palo Alto

ADDRESS 1960 Tate Street
East Palo Alto, CA 94303

FROM Liza Debies, Associate Principal; Madeline Miller, Associate
PlaceWorks

SUBJECT **General Plan Health and Equity Element Update**
California Environmental Quality Act Exemption Memorandum

Introduction

PURPOSE

This Exemption Memorandum evaluates the applicability of the California Environmental Quality Act (CEQA) to the City of East Palo Alto (City) General Plan Health and Equity Element Update (proposed project). The memorandum summarizes the proposed project, identifies the applicable CEQA requirements, and presents the basis of the findings that the proposed project is exempt from CEQA pursuant to the common-sense exemption in State CEQA Guidelines Section 15061(b)(3).

STATUTORY AUTHORITY AND REQUIREMENTS

Once a lead agency determines that an activity is a project subject to CEQA, the lead agency must determine whether the project is exempt from CEQA. State CEQA Guidelines, California Code of Regulations, Title 14, Section 15061(b)¹ outlines the ways in which a project may be exempt. A project is exempt from CEQA if at least one of the following five criteria is met:

- 1) The project is exempt by statute (see, e.g., Article 18 of the State CEQA Guidelines, commencing with Section 15260).
- 2) The project is exempt pursuant to a categorical exemption (see Article 19, commencing with State CEQA Guidelines Section 15300) and none of the exceptions set forth in Section 15300.2 apply.

¹ California Association of Environmental Professionals, 2025, *2025 California Environmental Quality Act (CEQA) Statute and Guidelines*, https://www.califaep.org/docs/CEQA_Handbook_2025combined.pdf.

- 3) The activity is covered by the common-sense exemption that CEQA applies only to projects that have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.
- 4) The project will be rejected or disapproved by a public agency (see State CEQA Guidelines Section 15270[b]).
- 5) The project is exempt pursuant to the provisions of Article 12.5 of the State CEQA Guidelines.

The proposed project would be exempt as a common-sense exemption under State CEQA Guidelines Section 15061(b)(3) because implementation of the proposed project would not have the potential to cause a significant effect on the environment (criterion 3), as further discussed in *Findings Concerning CEQA Exemption*.

Project Description

REGIONAL LOCATION

The City of East Palo Alto is in southern San Mateo County. The city is approximately 2.6 square miles and is bordered by the Ravenswood Open Space Preserve (in Menlo Park) and the San Francisco Bay to the east, the City of Menlo Park to the north and west, and San Francisquito Creek and the City of Palo Alto to the south. US Highway 101 connects East Palo Alto to other San Mateo County communities and points beyond. State Route (SR-) 109/University Avenue connects East Palo Alto to SR-84, which provides access to the East Bay and connections to the Central Valley.

PROPOSED PROJECT

Project Background

The proposed project is an update to Chapter 7, Health and Equity Element, of the *City of East Palo Alto Vista 2035 General Plan* (General Plan). The Health and Equity Element presents the community's priorities for achieving a healthy and equitable community. It includes goals and policies that address existing community health concerns as well as approaches to managing new development to prevent future health issues, covering topics such as environmental justice, pollution exposure, public facilities, food access, safe and sanitary homes, physical activity, and additional health risks such as climate vulnerability. This element also addresses civic engagement, including transparency and inclusivity in public decision-making processes.

California Government Code Section 65302(h), which adopts Senate Bill 1000, the Planning for Healthy Communities Act passed in 2016, requires local jurisdictions in California to incorporate environmental justice into the General Plan. This includes identifying "disadvantaged communities" within their boundaries and adopting environmental justice goals, policies, and programs that address the unique and compounded health risks facing those communities. The Health and Equity Element includes goals and policies intended to identify the unique and compounded health risks facing disadvantaged communities. Updates to this element are to identify and respond to environmental justice concerns by updating existing and adding new goals and policies to respond to current community needs while continuing to meet requirements in State law.

Health and Equity Element Update

The Health and Equity Element covers the following environmental justice topics: pollution exposure, public facilities, food access, safe and sanitary homes, physical activity, additional health risks (e.g., climate vulnerability), and community and civic engagement. The proposed goals and policies and revisions to existing goals and policies as part of this update are intended to guide decisions regarding improving overall health conditions; promoting healthy practices; improving access to employment opportunities; increasing park and recreation access; promoting alternative modes of travel; creating a smoke-free community; reducing toxics, legacy pollutants, and hazardous materials; improving respiratory health; promoting safe and sanitary housing; preventing displacement and preserving affordable housing; providing support for unhoused people; providing access to affordable and healthy food; increasing access to healthcare and social services; providing safe and affordable drinking water; expanding childcare facilities; improving pedestrian, bicycle, and motorized vehicle safety; increasing the amount of public facilities accessible to disadvantaged communities; ensuring engagement processes are accessible to the community's needs and expressed priorities; and maintaining transparency in East Palo Alto's decision-making process. The proposed project would update the General Plan to ensure that the Health and Equity Element continues to meet the requirements of California Government Code Section 65302(h) while addressing current community needs. Adoption of the update would not result in an increase in development capacity in the planning area or in direct physical changes to the environment.

The proposed project also includes an Environmental Justice Technical Appendix (Technical Appendix). The Technical Appendix includes socioeconomic and environmental information regarding the disadvantaged communities in East Palo Alto, describes the major environmental justice issues facing each of these areas, and describes how disadvantaged communities are identified. The Technical Appendix also identifies the data sources that can be used to monitor and track progress in addressing environmental burdens and advancing the goals of the Health and Equity Element. The City proposes to amend the General Plan by adopting the revised Health and Equity Element text and associated figure updates and incorporating the Technical Appendix into the Health and Equity Element.

Findings Concerning CEQA Exemption

CEQA GUIDELINES SECTION 15061(B)(3): COMMON-SENSE EXEMPTION

The proposed project is exempt from CEQA pursuant to the common-sense exemption under State CEQA Guidelines Section 15061(b)(3). This exemption applies because the proposed project does not have the potential to cause a significant effect on the environment.

ANALYSIS IN SUPPORT OF FINDINGS

The proposed project is a program-level policy document that includes goals, policies, and actions intended to guide decisions to create a healthy and equitable community. The proposed project establishes a framework for how to achieve its goals through policies and actions focused on addressing the most critical health needs in the city, safeguarding and improving residents' personal health, maintaining and enhancing East Palo Alto's parks and open spaces, and protecting local environmental resources. The proposed project does not include land use or zoning changes that would result in direct or indirect growth or changes in building density and intensity. The proposed project would not implement provisions that would result in direct or indirect population growth and thus would not place

**GENERAL PLAN HEALTH AND EQUITY ELEMENT UPDATE
CALIFORNIA ENVIRONMENTAL QUALITY ACT EXEMPTION MEMORANDUM**

additional demands on natural resources, public services, or infrastructure. In addition, the proposed project does not include any site-specific designs or proposals to develop specific projects, nor does it grant any entitlements for development projects. The proposed project does not authorize any changes in land use or zoning that would allow development in areas not previously allowed.

There is precedent for Environmental Justice Elements to be exempt pursuant to CEQA Guidelines Section 15061(b)(3). Recent filings with the Office of Land Use and Climate Innovation for such exemptions include, but are not limited to:

- » City of Gustine, Environmental Justice Element (GPA2025-01), Notice of Exemption under CEQA Guidelines Section 15061(b)(3); filed October 16, 2025.²
- » County of Sonoma, Sonoma County General Plan 2020 Environmental Justice Element, Notice of Exemption under CEQA Guidelines Section 15061(b)(3); filed August 13, 2025.³
- » City of Hemet, General Plan Amendment (GPA 22-001): A City-initiated amendment to the Hemet General Plan Updating General Plan Chapter 6, Public Safety Element and Climate, Notice of Exemption under CEQA Guidelines Sections 15282(s) and 15061(b)(3); filed October 3, 2024.⁴
- » City of San Joaquin, General Plan Amendment to adopt an Environmental Justice Element and Safety Element update, Notice of Exemption under CEQA Guidelines Sections 15060(c)(2) and 15061(b)(3); filed June 5, 2024.⁵

Given the similarity between the legal background, scope, and nature of the Health and Equity Element update to be adopted by the City of East Palo Alto and those adopted by jurisdictions statewide, PlaceWorks concludes adoption of the Health and Equity Element update by the City is exempted from environmental review and does not warrant further environmental review. Therefore, it can be seen with certainty that the proposed project would not have a significant effect on the environment and is exempt from CEQA review.

² City of Gustine, 2025, October, Environmental Justice Element (GPA2025-01), <https://ceqanet.lci.ca.gov/2025100728>.

³ County of Sonoma, 2025, August, Sonoma County General Plan 2020 Environmental Justice Element, <https://files.ceqanet.lci.ca.gov/321616-1/attachment/FNVQu3EHEBgBEzIt4xWsJImUTGMK8t7CkV6ulu7QwozqLQPiVGelMKVxe9z6udKiVl3Hlp9voiH2jikS0>.

⁴ City of Hemet, 2024, October, General Plan Amendment (GPA 22-001), A City-initiated amendment to the Hemet General Plan Updating General Plan Chapter 6 Public Safety Element and Climate, <https://ceqanet.lci.ca.gov/2024100135>.

⁵ City of San Joaquin, 2024, June, General Plan amendment to adopt an Environmental Justice Element and Safety Element update, <https://ceqanet.lci.ca.gov/2024060109>.