

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: University Circle Phase II Office Project

Lead Agency: City of East Palo Alto

Contact Person: Art Henriques

Mailing Address: 1960 Tate Street

Phone: 650-853-3121

City: East Palo Alto

Zip: 94303

County: San Mateo

Project Location: County: San Mateo

City/Nearest Community: East Palo Alto

Cross Streets: Woodland Avenue, University Avenue

Zip Code: 94303

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 11.84

Assessor's Parcel No.: 063-680-020

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: _____

Waterways: San Francisquito Creek

Airports: Palo Alto Airport

Railways: _____

Schools: Laurel School Upper Campus

Document Type:CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☒ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☐ Residential: Units _____

Acres _____

☒ Office: Sq.ft. 180,000

Acres 11.84

Employees 539

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____

Acres _____

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☐ Agricultural Land☒ Flood Plain/Flooding☐ Schools/Universities☒ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☐ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☐ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

Office/ Office/ Office

Project Description: (please use a separate page if necessary)**PROJECT DESCRIPTION:**

The project proposes to redevelop the existing parking lot located in the southeast corner of the project site with a six-story, approximately 180,000-square-foot office building above three levels of below-grade parking. A conceptual site plan and building elevation are provided on Figures 4 and 5, respectively. The project would be built to the California Green Building Standards Code (CALGreen) and designed to achieve the equivalent of LEED Platinum certification to minimize wasteful energy consumption. The project would connect to existing utilities lines (e.g., water, sanitary sewer, and storm drain lines) on Woodland Avenue and Manhattan Avenue and would incorporate stormwater detention measures to store and control project peak flow rates to pre-project levels.

Project construction would take approximately 36 months to complete. Construction activities would include removal of the existing parking lot improvements and landscaping, excavation and construction of the below-grade parking garage, and construction of the office building. Excavation to a maximum depth of approximately 36 feet and removal of approximately 132,473 cubic yards of soil would be necessary to construct the project.

Vehicular site access would continue to be provided via University Circle and Manhattan Avenue upon project completion.

Community Benefits

Consistent with Westside Area Plan Policy 5.14 in the General Plan, which requires new development in the Westside area to provide community benefits, the project includes the following community benefits: easement dedication for a future City bike path along the eastern property line from U.S. 101 to Woodland Avenue, parking space dedication for use by surrounding residences, improvements to the Manhattan Avenue bus stop, office space dedication for City use, and public art and memorial creation.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 4	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 2
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region #	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date June 8, 2020

Ending Date July 8, 2020

Lead Agency (Complete if applicable):

Consulting Firm: David J. Powers & Associates

Address: 1871 The Alameda

City/State/Zip: San Jose, CA, 95126

Contact: Demetri Loukas

Phone: 408-454-3422

Applicant: Seven Bridges Properties

Address: 6200 Center Street, Suite 200

City/State/Zip: Clayton, CA, 94517

Phone: 510-499-9013

Signature of Lead Agency Representative: 

Date: 06/08/20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.