Print Form

Appendix C

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: Four Corners

Lead Agency: City of East Palo Alto
Contact Person: Chris Dacumos, Consulting Planne
Mailing Address: 1960 Tate Street
Phone: 650.853-3159
City: East Palo Alto, CA
Zip: 94303
County: San Mateo

Project Location: County: San Mateo
City/Nearest Community: East Palo Alto
Cross Streets: University Avenue/Bay Road (1675 Bay Road)
Zip Code: 94303
Longitude/Latitude (degrees, minutes and seconds): ____° ____′ ____″ N / ____° ____′ ____″ W
Total Acres: 6.1
Assessor's Parcel No.: 063-111-250
Section: ____ Twp.: ____ Range: ____ Base: ____
Within 2 Miles: State Hwy #: US 101; CA-84
Waterways: San Francisquito Creek; San Francisco Bay
Airports: Palo Alto Airport
Railways: n/a
Schools: KIPP Esperanza HS; Ces

Document Type:

CEQA:
- [x] NOP
- [ ] Early Cons
- [ ] Neg Dec
- [ ] Mit Neg Dec
- [ ] Draft EIR
- [ ] Supplement/Subsequent EIR (Prior SCH No.) ____
- Other: ____

NEPA:
- [ ] NOI
- [ ] EA
- [ ] Draft EIS
- [ ] FONSI

Other:
- [ ] Joint Document
- [ ] Final Document
- [ ] Other: ____

Local Action Type:

- [ ] General Plan Update
- [ ] General Plan Amendment
- [ ] General Plan Element
- [ ] Community Plan
- [ ] Specific Plan
- [ ] Master Plan
- [ ] Planned Unit Development
- [ ] Site Plan
- [x] Rezone
- [ ] Prezone
- [x] Use Permit
- [x] Land Division (Subdivision, etc.)
- [ ] Annexation
- [ ] Redevelopment
- [ ] Coastal Permit
- [x] Other: Design Review

Development Type:

- [x] Residential: Units 180 Acres ____
- [x] Office: Sq.ft. 500K Acres ____ Employees ____
- [x] Commercial: Sq.ft. 40K Acres ____ Employees ____
- [ ] Industrial: Sq.ft. ____ Acres ____ Employees ____
- [ ] Educational: ____
- [ ] Recreational: ____
- [ ] Water Facilities: Type ____ MGD ____
- [ ] Transportation: Type ____
- [ ] Mining: Mineral ____
- [ ] Power: Type ____ MW ____
- [ ] Waste Treatment: Type ____ MGD ____
- [ ] Hazardous Waste: Type ____
- [x] Other: Public/Community Space

Project Issues Discussed in Document:

- [x] Aesthetic/Visual
- [ ] Agricultural Land
- [x] Air Quality
- [x] Archeological/Historical
- [x] Biological Resources
- [ ] Coastal Zone
- [x] Drainage/Absorption
- [ ] Economic/Jobs
- [ ] Fiscal
- [ ] Flood Plain/Flooding
- [ ] Forest Land/Fire Hazard
- [x] Geologic/Seismic
- [ ] Minerals
- [x] Noise
- [x] Population/Housing Balance
- [x] Public Services/Facilities
- [x] Recreation/Parks
- [x] Schools/Universities
- [ ] Septic Systems
- [x] Sewer Capacity
- [x] Soil Erosion/Compaction/Grading
- [x] Solid Waste
- [x] Toxic/Hazardous
- [x] Traffic/Circulation
- [ ] Vegetation
- [x] Water Quality
- [x] Water Supply/Groundwater
- [ ] Wetland/Riparian
- [x] Growth Inducement
- [x] Land Use
- [x] Cumulative Effects
- [ ] Other: ____

Present Land Use/Zoning/General Plan Designation:

General Plan: Mixed Use High (MUH). Zoning: 4 Corners Gateway

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

Project would construct a mixed use development on 6.1 acres at the corner of University Ave and Bay Road that is currently vacant. The design concept includes a central public plaza surrounded by life science/laboratory and research buildings (500K SF employment), mixed income residential (180 attached units), and 40K SF of retail, restaurants and community space. Project includes multi-story parking garage. Building heights up to 8 levels (132 feet).

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**".

X Air Resources Board
X Boating & Waterways, Department of
___ California Emergency Management Agency
___ California Highway Patrol
X Caltrans District #4
___ Caltrans Division of Aeronautics
___ Caltrans Planning
___ Central Valley Flood Protection Board
___ Coachella Valley Mtns. Conservancy
___ Coastal Commission
___ Colorado River Board
___ Conservation, Department of
___ Corrections, Department of
___ Delta Protection Commission
___ Education, Department of
___ Energy Commission
X Fish & Game Region #3
___ Food & Agriculture, Department of
___ Forestry and Fire Protection, Department of
___ General Services, Department of
___ Health Services, Department of
X Housing & Community Development
X Native American Heritage Commission

X Office of Historic Preservation
___ Office of Public School Construction
___ Parks & Recreation, Department of
___ Pesticide Regulation, Department of
___ Public Utilities Commission
X Regional WQCB #2
___ Resources Agency
___ Resources Recycling and Recovery, Department of
X S.F. Bay Conservation & Development Comm.
___ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
___ San Joaquin River Conservancy
___ Santa Monica Mtns. Conservancy
___ State Lands Commission
___ SWRCB: Clean Water Grants
___ SWRCB: Water Quality
___ SWRCB: Water Rights
___ Tahoe Regional Planning Agency
X Toxic Substances Control, Department of
___ Water Resources, Department of

___ Other: ___
___ Other: ___

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

Starting Date September 2, 2022 Ending Date October 3, 2022

Lead Agency (Complete if applicable):

Consulting Firm: Kimley-Horn
Address: 10 Almaden Blvd. Ste. 1250
City/State/Zip: San Jose, CA 95113
Contact: Tad Stearn
Phone: 831.316-1432

Applicant: Sand Hill Property Company
Address: 965 Page Mill Road
City/State/Zip: Palo Alto, CA 94394
Phone: 650.772-4319

Signature of Lead Agency Representative: Tad Stearn **Date:** J4/22/2020

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