

# 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 # 2022040352**

**Project Title:** Ravenswood Business District/4 Corners Transit-Oriented Development (TOD) Specific Plan Update

Lead Agency: City of East Palo Alto Contact Person: Alvin Jen, Associate Planner  
 Mailing Address: 1960 Tate Street Phone: 650.853.3128  
 City: East Palo Alto Zip: 94303 County: San Mateo

**Project Location:** County: San Mateo City/Nearest Community: East Palo Alto

Cross Streets: Bay Road/Pulgas Avenue/Demeter Street/Tara Road/Clark Avenue/University Avenue Zip Code: 94303

Longitude/Latitude (degrees, minutes and seconds): 37 ° 28 ' 26.2 " N / 122 ° 07 ' 54.8 " W Total Acres: 207

Assessor's Parcel No.: \_\_\_\_\_ Section: 30 Twp.: T05S Range: R02QW Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 109 Waterways: San Francisco Bay

Airports: Palo Alto Airport Railways: \_\_\_\_\_ Schools: Costano Elem., The Primary School

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) 2011052006  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 1,600 Acres \_\_\_\_\_  
 Office: Sq.ft. 3.3 Mil. Acres \_\_\_\_\_ Employees 10,430  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 112,400 Acres \_\_\_\_\_ Employees 285  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. 300,000 Acres \_\_\_\_\_ Employees 525  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: Up to 129,700 sf of civic and 53,500 sf tenant amenity (440 employees)

**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:**

See attached.

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

See attached.

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.

**Present Land Use/Zoning/General Plan Designation:**

General Plan Land Uses: Low Density Residential, Medium Density Residential, Office, Public/Institutional, Mixed Use High, Mixed Use Corridor, General Industrial, Office, Industrial Buffer, High Density Residential, and Parks/Recreation/Conservation.

Zoning Districts: 4 Corners, Bay Road Central, Ravenswood Employment Center, Industrial Transition, Waterfront Office, Urban Residential, University Village, Ravenswood Office, and Ravenswood Flex Overlay.

## **Project Description/Overview**

The City adopted the existing Ravenswood Specific Plan in 2013. An update to the Specific Plan (Specific Plan Update) is proposed and would increase the total amount of development allowed within the Specific Plan area. The proposed Specific Plan Update would be implemented as one of two development scenarios, both of which are evaluated in the SEIR:

- Scenario 1 would consist of an additional 2.8 million square feet of office and research and development (R&D) space, 250,000 square feet of industrial space, 129,700 square feet of civic space, 112,400 square feet of retail space, 43,870 square feet of tenant amenity space, and 1,350 residential units.
- Scenario 2 would consist of an additional 3.3 million square feet of office and R&D space, 300,000 square feet of industrial space, 129,700 square feet of civic space, 112,400 square feet of retail space, 53,500 square feet of tenant amenity space, and 1,600 residential units.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "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 checked="" 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 # <u>4</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>2</u>
<input checked="" 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 checked="" type="checkbox"/> Fish & Game Region # <u>3</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" 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"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date July 26, 2024 Ending Date September 9, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: <u>David J. Powers &amp; Associates, Inc.</u>	Applicant: <u>City of East Palo Alto</u>
Address: <u>1871 The Alameda, Suite 200</u>	Address: <u>1960 Tate Street</u>
City/State/Zip: <u>San Jose, CA 95126</u>	City/State/Zip: <u>East Palo Alto, CA 94303</u>
Contact: <u>Amber Sharpe</u>	Phone: <u>650.853.3128</u>
Phone: <u>408-454-3409</u>	

Signature of Lead Agency Representative: *Alvin Jan* Date: 07/26/24

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