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 # 2023090277

Project Title: 500 E. 4th Avenue (Block 20) Mixed-Use Development

Lead Agency: City of San Mateo — Contact Person: Fahteen Khan
Mailing Address: 330 West 20th Avenue — Phone: (650) 522-7222
City: San Mateo — Zip: 94403 — County: San Mateo

Project Location: County: San Mateo — City/Nearest Community: San Mateo
Cross Streets: E. 4th Avenue, S. Delaware Street, S. Claremont Street — Zip Code: 94401
Longitude/Latitude (degrees, minutes and seconds): 37 ° 33 ′ 57.027 ″ N / -122 ° 19 ′ 10.0482 ″ W Total Acres: 0.77
Assessor's Parcel No.: 034-186-080, -070, and -110 — Section: 20 — Twp.: T04S — Range: R04W — Base:
Within 2 Miles: State Hwy #: 101, 82, 92 — Waterways: San Mateo Creek, Leslie Creek, Seal Slough, Borel Creek
Airports: — Railways: Caltrain — Schools: Sunnybrae Elementary, College Park Elementary, San M.

Document Type:

CEQA: ☐ 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
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☒ Residential: Units 72 Acres
☒ Office: Sq.ft. 99,025 Acres Employees
☐ Commercial: Sq.ft. 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
☐ Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Present Land Use: Commercial and Residential, Zoning: Central Business District Support, General Plan: Mixed-Use High

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

The 500 E. 4th Ave (Block 20) Mixed-Use project would demolish all existing structures on-site and construct a seven-story, approximately 167,489 square-foot mixed-use building with two levels of below grade parking. The building would be a maximum height of 85 feet and would include approximately 99,025 square feet of office space, 17,205 square feet of common area per floor, and 72 multi-family residential units.

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".

_____ Air Resources Board
_____ Boating & Waterways, Department of
_____ California Emergency Management Agency
_____ California Highway Patrol
_____ Caltrans District # _____
_____ 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
_____ Fish & Game Region # _____
_____ Food & Agriculture, Department of
_____ Forestry and Fire Protection, Department of
_____ General Services, Department of
_____ Health Services, Department of
_____ Housing & Community Development
_____ Native American Heritage Commission
_____ Office of Historic Preservation
_____ Office of Public School Construction
_____ Parks & Recreation, Department of
_____ Pesticide Regulation, Department of
_____ Public Utilities Commission
_____ Regional WQCB # _____
_____ Resources Agency
_____ Resources Recycling and Recovery, Department of
_____ 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
_____ Toxic Substances Control, Department of
_____ Water Resources, Department of
_____ Other: _____
_____ Other: _____

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

Starting Date 10/9/2026 Ending Date 10/29/2026

Lead Agency (Complete if applicable):

Consulting Firm: David J. Powers & Associates, Inc.
Address: 1871 The Alameda, Suite 200
City/State/Zip: San Jose, CA 95126
Contact: Connor Tutino
Phone: (510) 902-5856

Applicant: Windy Hill Property Ventures
Address: 530 Emerson Street, Suite 150
City/State/Zip: Palo Alto, CA, 94301
Phone: (650) 847-1170

Signature of Lead Agency Representative: Fahteen Khan Digitally signed by Fahteen Khan Date: 2026.10.09 13:13:38 -07'00' **Date:** October 9, 2026

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