



CITY OF EAST PALO ALTO

Tel: (650) 853-3189 • Fax: (650) 853-3179

www.cityofepa.org

Notice of Exemption California Environmental Quality Act

TO: COUNTY CLERK
County of San Mateo
555 County Center Redwood City, California
94063-1665

TO:

FROM: CITY OF EAST PALO ALTO
CEDD
1960 Tate Street
East Palo Alto, California 94303

PROJECT TITLE: Four Corners Town Home Project Inclusionary Housing Alternative Compliance

PROJECT LOCATION SPECIFIC: 2400 University Avenue - Portion of APN 063-111-250

PROJECT LOCATION, CITY, COUNTY:
City of East Palo Alto, San Mateo County

PROJECT DESCRIPTION:
Accepting an alternative inclusionary housing compliance option for a 106-unit townhome development project. The alternative proposal is for 11 on-site Inclusionary Units, to be sold at an affordable sales price for Moderate-Income Households (120% of AMI).

NAME OR PUBLIC AGENCY APPROVING PROJECT:
City of East Palo Alto, a municipal corporation

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:
Four Corners EPA Property Owner, LLC d/b/a Sand Hill Property Company

EXEMPT STATUS (Check One)

- Ministerial (Sec. 21080 (b) (1); 15268)
- Declared Emergency (Sec 21080 (b) (4); 15269 (a))
- Emergency Project (Sec 21080 (b) (4) 15269 (b) (c))
- Categorical Exemption – CEQA Guidelines Section 15378(b)(4) and (5) - government fiscal and administrative activities.
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REASON WHY PROJECT IS EXEMPT

The proposed action does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines sections 15378 (b)(4) and (5) in that it is a governmental fiscal, organizational or administrative activity that will not result in direct or indirect changes in the environment.

LEAD AGENCY CONTACT PERSON

AREA CODE, TELEPHONE, Extension

Michelle Huang

(650) 853-3169

SIGNATURE

TITLE

DATE

Signed by ___ Applicant Lead Agency

Associate Planner

9/26/25

AFFIDAVIT OF COUNTY CLERK FILING AND POSTING

I declare that on _____ I received and posted this Notice as required by California Public Resources Code Section 2115.2. Said Notice will remain posted for thirty (30) days from the filing date.

By _____ Date _____