



# CITY OF EAST PALO ALTO

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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 Mixed Use 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 Inclusionary Housing Alternative Compliance Option for a 168-unit mixed use development project. The alternative compliance is for 25 on-site Inclusionary Units, to be rented at an affordable rent for Median Income - Households (80% 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

9/26/2025

### 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 \_\_\_\_\_