



JPB Board of Directors  
Meeting of October 6, 2022

Correspondence as of September 2, 2022

# Subject

- 1 Student Discount for Monthly Pass
- 2 Chrome Ads on Caltrain
- 3 Notice of Preparation of an EIR - Four Corners Mixed Use Project - East Palo Alto

**From:** [Kartik Vijay Lande](#)  
**To:** [Board \(@caltrain.com\)](#)  
**Subject:** Student Discount for Monthly Pass  
**Date:** Wednesday, August 31, 2022 7:35:49 PM

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You don't often get email from klande@scu.edu. [Learn why this is important](#)

**ATTENTION:** This email came from an external source. Do not open attachments or click on links from unknown senders.

Hi Board,

My name is Kartik Vijay Lande and I am an upcoming graduate student at Santa Clara University.

Unlike San Jose State University and Stanford University, my university does not provide student discounts for students travelling by Caltrain.

Can you please let me know if there are any student discounts offered by Caltrain to support students not from SJSU or Stanford?

Thanks and regards,  
Kartik Vijay Lande

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From: anusha vable <[anusha.vable@gmail.com](mailto:anusha.vable@gmail.com)>  
Sent: Wednesday, August 31, 2022 9:01 AM  
To: Board (@caltrain.com) <[BoardCaltrain@samtrans.com](mailto:BoardCaltrain@samtrans.com)>  
Subject: The Chrome ads on the Caltrain make me actively angry

[You don't often get email from [anusha.vable@gmail.com](mailto:anusha.vable@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders.

Hello,

I am a regular Caltrain rider (I'm currently on the Caltrain with a google wrapper), and I live by the Caltrain tracks in Redwood City - the train is the back border of our property, so I can see the Caltrain from my house when I'm doing the dishes and when I'm playing in my yard with my two-year old daughter.

This is a reminder that the Caltrain runs through residential areas, and that those of us who live by the tracks see the train and these ads when we are just trying to live our lives in peace. I resent that I can be trying to relax in my own home, with my family, away from screens, and you've STILL found a way to expose me to a giant rolling billboard. I resent that the ability to be alone with my thoughts in my own yard and home is now something I have to actively defend.

I realize that you need to raise funds, but I ask you to create a policy that ads are not on outside of the Caltrain. Google can pay for the work from local artist to be on the Caltrain, but not google ads.

This request is not unreasonable.

Thank you for your consideration,  
Anusha

Sent from my iPhone, please excuse typos.

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**From:** Rios, Rona <[riosr@samtrans.com](mailto:riosr@samtrans.com)>  
**Sent:** Thursday, September 1, 2022 8:04 AM  
**To:** 'anusha.vable@gmail.com' <[anusha.vable@gmail.com](mailto:anusha.vable@gmail.com)>  
**Cc:** Board (@caltrain.com) <[BoardCaltrain@samtrans.com](mailto:BoardCaltrain@samtrans.com)>  
**Subject:** Chrome ads on Caltrain

Dear Anusha,

Your correspondence to the Caltrain Board of Directors is acknowledged, and it was forwarded to me for response. They will receive a copy of this letter.

I understand you are frustrated with the fact that train cars are sharing advertising throughout the peninsula and consider the current Google ad an eyesore. Please know that many businesses opt to have their ads placed on trainsets because of the thousands of passengers that pass through and see this each day. After verifying with our Marketing Department, it is confirmed that this train wrap does not violate any policy. This ad will eventually be removed to accommodate other promotional advertising.

Best Regards,

Rona Rios, Director of Customer Experience  
1250 San Carlos Ave, San Carlos, CA. 94070  
Office Phone: 650-508-6239

Websites: [Caltrain](#) | [SamTrans](#) | [TA](#)



**From:** Chris Dacumos <cdacumos@cityofepa.org>  
**Sent:** Friday, September 2, 2022 12:34 PM  
**To:** Chris Dacumos  
**Subject:** Notice of Preparation of an EIR - Four Corners Mixed Use Project - East Palo Alto  
**Attachments:** NOP Four Corners EIR -- 2022.09.02.pdf

You don't often get email from cdacumos@cityofepa.org. [Learn why this is important](#)

**ATTENTION:** This email came from an external source. Do not open attachments or click on links from unknown senders.

Good afternoon,

Please find attached a Notice of Preparation (NOP) for an Environmental Impact Report (EIR) for the Four Corners mixed use project located at 1675 Bay Road in East Palo Alto. The City of East Palo Alto is the lead agency under the California Environmental Quality Act responsible for preparing the EIR.

The NOP describes the project, its location, potential environmental effects that will be evaluated through the environmental review, and how to provide comment on what environmental impacts may need to be considered and studied. The NOP will be circulated from **September 2 to October 3, 2022.**

The City will host an EIR Scoping meeting on the project during the **September 26, 2022** Planning Commission meeting. Details on how to participate during the meeting are provided within the NOP.

Additional information on this project can be viewed at: <https://www.cityofepa.org/planning/project/1675-bay-road-four-corners-dr20-018>



## 1675 Bay Road - Four Corners DR20-018 | City of East Palo Alto

Address/Location: 1675 Bay Road. APN: 063-111-250  
Zoning: 4 Corners (Ravenswood Specific Plan) Applicant: Sand Hill Property Company Mike Kramer Project No: Design Review Application DR20-018 Project Description: Create a community-informed plan containing multi-story mixed-use building that have retail and/or community uses on the ground floor, along with housing and employment uses.

[www.cityofepa.org](http://www.cityofepa.org)

**Christopher Dacumos**

Consultant Senior Planner

Community & Economic Development

City of East Palo Alto

1960 Tate Street

East Palo Alto, CA 94303

[www.cityofepa.org](http://www.cityofepa.org)

**Email:** [cdacumos@cityofepa.org](mailto:cdacumos@cityofepa.org)

**Phone:** 650-853-3159



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## NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

**TO:** State Clearinghouse, Responsible & Trustee Agencies, and Other Interested Parties

**DATE:** September 2, 2022

**SUBJECT:** **Notice of Preparation of Environmental Impact Report (EIR)**  
**Notice of EIR Scoping Meeting on Monday, September 26, 2022**

**LEAD AGENCY:** City of East Palo Alto

**PROJECT TITLE:** Four Corners

**PROJECT AREA:** City of East Palo Alto, Ravenswood Business District

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The City of East Palo Alto, as the Lead Agency under the California Environmental Quality Act (CEQA), is preparing an Environmental Impact Report (EIR) for the proposed Four Corners Project. The project, its location, and potential environmental effects are described below.

The City of East Palo Alto is soliciting input from responsible and trustee agencies, the State Office of Planning and Research, and extending the early consultation process to members of the public, organizations, and any other interested parties as to the scope and content of the information to be included and analyzed in the project's EIR. Agencies should comment on the elements of the environmental information that are relevant to their statutory responsibilities in connection with the proposed project. The EIR will serve as the environmental document for responsible and trustee agencies when considering any discretionary approvals or permits within their jurisdiction.

We would appreciate your response at the earliest possible date. This NOP will be circulated for a 30-day review period, from September 2 to October 3, 2022. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than the close of the 30-day NOP review period. The comment period closes at **5:00 pm on Monday, October 3, 2022**. Please send your written/typed comments (including a name and contact information) to Christopher Dacumos, Contract Project Planner, with the subject "1675 Bay Road – Four Corners Project EIR" at the physical address or email address shown below. Public agencies providing comments are requested to include a contact person for the agency.

## Lead Agency Contact

Christopher Dacumos, Consultant Senior Planner  
City of East Palo Alto  
Community and Economic Development Department  
1960 Tate Street  
East Palo Alto, CA 94303  
Email: cdacumos@cityofepa.org

A digital copy of this NOP and additional detail about the project can be viewed at:

<https://www.cityofepa.org/planning/project/1675-bay-road-four-corners-dr20-018>

An EIR scoping meeting will be held by the Planning Commission at a regularly scheduled meeting on:

**September 26, 2022, at 7PM**

Due to the COVID-19 pandemic this meeting will be held virtually. Members of the public and public agencies may participate remotely. For access information, please see page 5 below.

## Project Location

The 6.1-acre project site is on East Palo Alto's north side, located at 1675 Bay Road on the northeast intersection of University Avenue and Bay Road. The site is located on one irregularly shaped parcel (Accessor Parcel Number [APN] 063-111-250) and bounded by University Avenue to the west, Bay Road to the south, and single-family residential neighborhoods to the east and north along Michigan Avenue and Fordham Street. A parcel, owned by the City of East Palo Alto abuts the western corner of the project site. This rectangular 10,000 square-foot City owned parcel is not part of the project. The project is within the city limits of East Palo Alto, San Mateo County, CA. See **Figure 1, Project Location**.

## Existing Conditions

The property is currently vacant, consisting of an open lot with regularly maintained grassy vegetation and 28 existing trees. Metal fencing currently surrounds the property boundaries. Surrounding land uses are urban and primarily residential, with some local serving neighborhood commercial. The City of East Palo Alto City Hall, library, and San Mateo County government services center are located immediately across University Avenue.

The project site has a General Plan land use designation of Mixed-Use High (MUH). The site is located within the Ravenswood/4 Corners Specific Plan area and is zoned "4 Corners Gateway".

## Project Description Summary



The project applicant, Sand Hill Property Company, is proposing to develop a mixed-use project on the 6.1-acre parcel located at 1675 Bay Road. The development includes up to 40,000 square feet of retail, restaurants, and community space, 180 units of mixed-income housing, and 500,000 square feet of employment uses (e.g., life science/laboratory and research space).

The center of the site would be developed with a new public “town square” that would serve as a central public plaza. The town square would be surrounded by two eight-story life science/laboratory and research buildings 132 feet in height, not including the mechanical screening, in the northern portion of the site. These two buildings would be connected by external pedestrian bridges from floors three through eight. The portions of the life science/laboratory and research buildings immediately adjacent to the town square would be developed with ground-floor retail, restaurants, and community uses.

The eastern corner of the site would be developed with a seven-story parking garage at 65 feet in height, incorporating vegetative screening with vertical plantings. The two buildings at the southern corner of the site would be up to eight stories in height and provide up to 180 units of mixed-income housing with ground-floor retail and amenity spaces.

A building to the immediate west of the town square is proposed as a potential community-oriented building providing space to the City, local community groups, or other public agencies.

The applicant is seeking Design Review. To allow the proposed uses Administrative Use Permits (AUP) and a Conditional Use Permit (CUP) must be approved by the City of East Palo Alto City Council to entitle the project, as well as approval for a Vesting Tentative Tract Map to subdivide the parcel. The applicant is also requesting a tree removal permit to remove certain protected trees. The following table describes the uses sought through AUP or CUP:

Uses Sought	RBD SP - Four Corners
Research and Development (for life science / laboratory and research uses)	X
Cultural Institutions	AUP
Park / Plaza / Open Space	P
Public Assembly / Meeting Facilities	AUP
Eating and Drinking Establishments	Alcohol - CUP; Fast Service Restaurant - AUP; Full Service Restaurant - P

Under the existing adopted 2013 Ravenswood/ Four Corners TOD (RBD) Specific Plan the applicable zoning district is 4 Corners Gateway, which prohibits Research Laboratories and has a maximum height allowance of six stories above grade, plus an additional 15 feet for equipment and elevator penthouses.

Through the Vista 2035 East Palo Alto General Plan, which was adopted in 2016, the project location has a General Plan land use designation of Mixed Use High which allows for multifamily residential, single family residential, retail, services, office, and R&D uses. Additionally, the General Plan allows up to 86 units/acre and up to a 2.5 floor-to-area ratio (FAR) with a maximum height of 8 stories or 100 feet, whichever is greater.

The applicant therefore also requests to amend the 2013 RBD Specific Plan and Zoning Maps to permit life science/laboratory and research uses and allow seven- and eight-story buildings on the project site.

While this project is being reviewed, the City has concurrently undertaken a process to consider updating the RBD Specific Plan which may incorporate the applicant's requested changes to the zoning district for the project site to allow for life science/laboratory and research uses and eight-story buildings. Information on the RBD Update can be found here: <https://www.cityofepa.org/planning/page/ravenswood-business-district-4-corners-specific-plan-update>.

### **Probable Environmental Effects**

The City of East Palo Alto will be preparing an environmental impact report (EIR) that evaluates potential environmental effects consistent with CEQA Statutes and Guidelines. An initial study is not required to determine that an EIR will be prepared, and as such, an initial study was not prepared for the proposed project. The EIR will discuss potential environmental impacts of the proposed project, including potential construction and operational effects. The City has identified several environmental areas where impacts are most likely to occur. These impact areas include:

- Aesthetics (including visual changes and community character)
- Air Quality (including an assessment of health risk)
- Biological Resources
- Cultural, Tribal and Historic Resources
- Energy Demands
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning (including consistency with Ravenswood/ Four Corners TOD Specific Plan)
- Noise and Vibration
- Population and Housing
- Public Services and Recreation
- Transportation and Circulation (including vehicle miles travelled)

- Utilities and Service Systems (including water supply and demand/system capacity)

The EIR will also evaluate a range of feasible alternatives to the project, as well as other required discussions including: (a) any significant environmental effects that cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments to resources; (c) growth-inducing impacts of the proposed project; (d) effects found not to be significant; and (e) cumulative impacts.

A digital copy of this NOP and additional detail about the project can be viewed at:

<https://www.cityofepa.org/planning/project/1675-bay-road-four-corners-dr20-018>

### **Public Scoping Meeting**

This scoping session will be an agenda item of a scheduled session of the Planning Commission on Monday, September 26, 2022. The City Council for the City of East Palo Alto has adopted a resolution making the AB 361 findings necessary to continue virtual public meetings for the City Council and City Advisory Bodies During the COVID-19 State of Emergency. To reduce the spread of Covid-19, this meeting will be held by virtual teleconference/video conference only.

Members of the public and public agencies are invited to view and participate in this virtual gathering to provide comments regarding the scope and content of the EIR. Members of the public can find information and may provide comments by signing up on the City's meeting page at <http://eastpaloalto.iqm2.com/Citizens/Default.aspx> or by attending the meeting live via Zoom and using the "RAISE HAND" feature when the Chair or Planning Clerk calls for public comment. Project questions and comments can also be sent to the contact information listed above.

The **Monday, September 26, 2022** virtual Planning Commission meeting will be held online at 7:00 pm and can be accessed via the Zoom meeting link listed below. In addition, an agenda packet, which includes meeting links, will be available no later than the Friday before the meeting date at the following:

[http://eastpaloalto.iqm2.com/Citizens/Detail\\_Meeting.aspx?ID=1049](http://eastpaloalto.iqm2.com/Citizens/Detail_Meeting.aspx?ID=1049). Members of the public may provide comments by email to [rbd@cityofepa.org](mailto:rbd@cityofepa.org).

Members of the public may provide comments by email to [cdacumos@cityofepa.org](mailto:cdacumos@cityofepa.org) or mailed or personally delivered to the City at

ATTN: Chris Dacumos  
1960 Tate Street  
East Palo Alto, CA 94303

Written comments fewer than 250 words received by 4:00pm on September 26, 2022 will be read to the Planning Commission. Any written comments received after the 4:00 p.m. deadline that are not read into the record and comments that are more than 250 words will be provided to the Planning Commission and will be included in the project record for the preparation of the EIR. Verbal comments provided during the Public Scoping Meeting shall be limited to two minutes.

Members of the public may view the meeting by:

- 1) viewing the City's live broadcast accessed through <http://eastpaloalto.iqm2.com/Citizens/Default.aspx>
- 2) tuning to Channel 29 (local television);
- 3) going to <https://midpenmedia.org/local-tv/watch-now/>;
- 4) going to the City Facebook page at <https://www.facebook.com/CityOfEastPaloAlto>;
- 5) joining the meeting via Zoom from a PC, Mac, iPad, iPhone or Android device at <https://zoom.us/j/264253019> Meeting ID: 264 253 019; or
- 6) dialing +1 669 900 6833 (San Jose) and entering Meeting ID: 264 253 019.

For further information regarding this meeting, contact the City of East Palo Alto Planning Division, (650) 853-3189. The Americans with Disabilities Act (ADA) requires reasonable accommodation and access for the physically challenged. Those requesting such accommodation should contact the Planning Commission Secretary at (650) 853-3189 four days before the hearing date.

ALL INTERESTED PARTIES ARE INVITED TO SUMIT WRITTEN COMMENTS ON THE SCOPE OF THE EIR TO ASSIST IN IDENTIFYING ISSUES TO BE ADDRESSED.

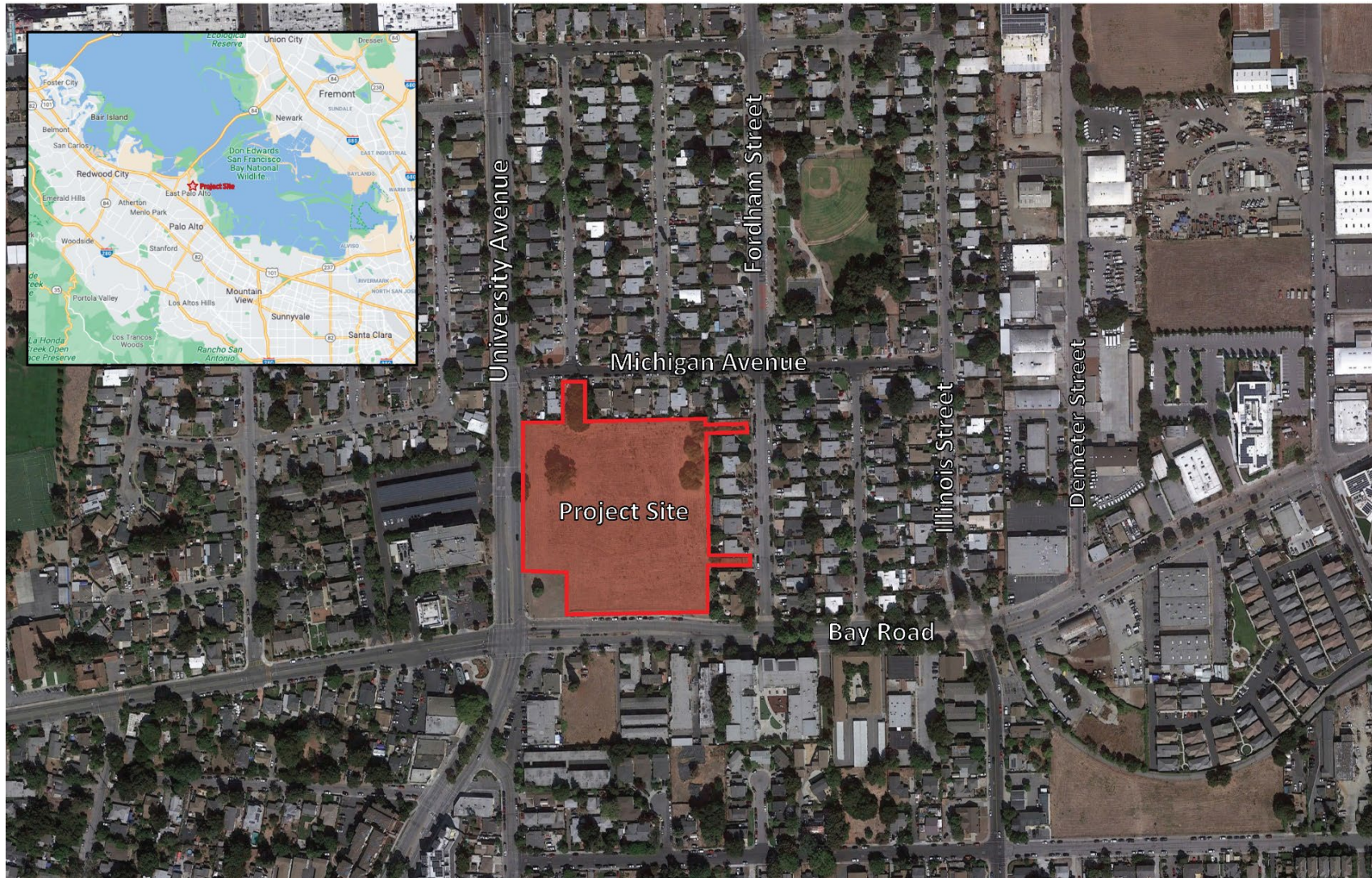
For additional information, please contact Christopher Dacumos, Contract Project Planner, at [cdacumos@cityofepa.org](mailto:cdacumos@cityofepa.org), or (650) 853-3159.

### Lead Agency Authorization

Date: September 2, 2022  
Name: Elena Lee  
Title: Planning Manager  
Agency: City of East Palo Alto



Figure 1: Project Location



Source: Google Earth, 2020