



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

TO: State Clearinghouse, Responsible and Trustee Agencies, Interested Parties, and County Clerk of San Mateo County

DATE: February 17, 2023

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration (MND) and Public Hearing

LEAD AGENCY: City of East Palo Alto

PROJECT TITLE: Library Property Acquisition Project

PROJECT AREA: City of East Palo Alto

Notice is Hereby Given that the City of East Palo Alto, as the Lead Agency, has prepared an Initial Study for the project identified below and intends to adopt a Mitigated Negative Declaration & Mitigation and Monitoring and Reporting Program for the project. The minimum review period for this document is thirty (30) days. The document is available for review at the City of East Palo Alto Planning Division office, 1960 Tate Street, East Palo Alto and online at: <https://www.cityofepa.org/planning/page/ceqa-notices>

Project Location: The approximately one-acre project site is located in the southerly, vacant portion of Assessor's Parcel Number 063-240-490, on the east side of Pulgas Avenue, bounded by Montage Circle. The project site is included on a list of hazardous materials sites compiled pursuant to the California Government Code Section 65962.5.

Project Description: The proposed project is the acquisition of a one-acre site located east of Pulgas Avenue, between Bay Road and Montage Circle, for the future development of a library. The purchase agreement between the City and the current property owner requires that either a library or community center use be developed on-site. If an alternative use is proposed on-site, ownership of the property would be returned to the current property owner. Furthermore, if the property is acquired by the City, a General Plan Amendment and Rezoning from Ravenswood Employment Center (REC) to Public Institutional (PI) would be necessary prior to approval and implementation of a library. For purposes of analysis, a two-story, approximately 23,275-sf library is assumed. The future library design would undergo project-level environmental review prior to approval.

Public Review and Comment: The review period for the Initial Study and MND extends from February 17, 2023 to March 20, 2023. Comments must be submitted in writing to the Community and Economic Development Department at the address below prior to the close of the public comment period. The Initial Study and draft MND are available for review during the circulation period at <https://www.cityofepa.org/planning/page/ceqa-notices> or in print at the City of East Palo Alto Planning Division office, 1960 Tate Street. Please call (650) 853-3189 to make an appointment.

Interested residents, agencies, and other concerned citizens may transmit their concerns or comments within the public review period. Please direct your comments regarding potential environmental impacts to: elee@cityofepa.org or Elena Lee, Planning Manager, City of East Palo Alto, 1960 Tate Street, East Palo Alto, CA 94303.

Public Hearing: Notice is hereby given that on Tuesday, March 21, 2023, at the hour of 6:30 p.m., or as soon thereafter as the matter may be heard, the City of East Palo Alto City Council will conduct a hearing on the following item:

- **Public Hearing:** Library Property Acquisition Project and Mitigated Negative Declaration.
- **Location/APN:** One acre vacant southerly portion of Assessor's Parcel Number 063-240-490 (1950 Bay Road), located on Pulgas Avenue, bounded by Montage Circle
- **Proposal:** Property acquisition for future development of a two-story, approximately 23,275-sf library.
- **Recommendation:** Adopt a resolution adopting a Mitigated Negative Declaration & Mitigation Monitoring and Reporting Program for the project pursuant to CEQA Guidelines; approving a Purchase and Sale Agreement; and appropriating funding to acquire the project site for future development of a new two-story, approximately 23,275-sf library building, surface parking lot, landscaping, and other amenities.

A challenge to the above item in court may raise only those issues which were raised at the public hearing described in this notice or in written correspondence to the City of East Palo Alto at, or prior to, the public hearing, or submitted to the City of East Palo Alto as a comment on the Initial Study before March 20, 2023, at 5:00 PM, as described below. For further information regarding this meeting, contact the City of East Palo Alto City Clerk, (650) 853-3118. The Americans with Disabilities Act (ADA) requires reasonable accommodation and access for the physically challenged. Those requesting such accommodation should contact the City Clerk at (650) 853-3118 four days before the hearing date.

Pursuant to Government Code Section 54953(b)(4), this meeting will be held in a hybrid format, whereby virtual teleconference/video conference is available only as permitted by applicable law, including allowing both in-person and virtual public participation. 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 City Clerk calls for public comment. Project questions and comments can also be sent to the project planner per the contact information listed above.