



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: December 17, 2021

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

LEAD AGENCY: City of East Palo Alto

PROJECT TITLE: JobTrain Office 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 on 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/project/jobtrain-office-project>.

Project Location: The approximately 3.86-acre project site is located at 2535 Pulgas Avenue in the City of East Palo Alto and is comprised of one parcel, Assessor's Parcel Number 063-121-370. The project site is included on a list of hazardous materials sites compiled pursuant to the California Government Code Section 65962.5.

Project Description: Design Review, Administrative Use Permit, and Variance project. The project would demolish the existing on-site buildings, improvements, and parking associated with the existing industrial use and redevelop the site with one new four-story, approximately 110,000-square-foot office building, surface parking lot, and landscaping. The proposed office building would be constructed along Pulgas Avenue, and the surface parking lot would be located behind the office building. The new office building would have a maximum height of 78-feet (including mechanical screening) with approximately 55,000 square feet (sf) being used for JobTrain for a nonprofit office and approximately 55,000 sf being used by Emerson Collective as general office space. The first floor of the proposed building would feature approximately 10,500 sf of ground floor open space for a carpentry yard and a children's play area.

Project construction would include removal of the existing parking lot improvements and landscaping, excavation for building footings and construction of the office building.

Public Review and Comment: The review period for the Initial Study and MND extends from December 17, 2021 to January 18, 2022. 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/project/jobtrain-office-project> or in print at the City of East Palo Alto Planning Division office, 1960 Tate Street. A copy is also available at the San Mateo County Public Library located at 2415 University Avenue, East Palo Alto, CA 94303. 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 Monday, January 24, 2021, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City of East Palo Alto Planning Commission will conduct a hearing on the following item:

- **Public Hearing:** JobTrain Office Project and Mitigated Negative Declaration.
- **Location/APN:** 2535 Pulgas Avenue/063-121-370
- **Proposal:** New four-story, approximately 110,000-sf office building as described above.
- **Recommendation:** By resolution, adopting a Mitigated Negative Declaration for the project pursuant to CEQA Guidelines and approving a Design Review (DR20-009), Administrative Use Permit (AUP21-003) and Variance (V20-003) for the development of a new four-story, approximately 110,000-sf office building, surface parking lot, landscaping, and other amenities.
- **Project Planner:** Elena Lee, elee@cityofepa.org, (650) 853-3148

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 January 18, 2021, at 5:00 PM, as described below. For further information regarding this meeting, contact the City of East Palo Alto Planning Division, (650) 853-3185. 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.

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 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 project planner per the contact information listed above.