

**NEGATIVE DECLARATION**

The Director of Planning, Building and Code Enforcement has reviewed the proposed project described below to determine whether it could have a significant effect on the environment as a result of project completion. "Significant effect on the environment" means a substantial or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

**NAME OF PROJECT:** Moorpark and Central General Plan Amendment

**PROJECT FILE NUMBER:** GP17-002

**PROJECT DESCRIPTION:** The proposed project is to change the General Plan land use designation of the 1.02-acre site in the Envision San José 2040 General Plan from Residential Neighborhood to Mixed Use Neighborhood. The Mixed Use Neighborhood land use designation allows for new infill development primarily with either townhouse or small lot single-family residences in areas with a wide variety of housing types, including a mix of residential densities and forms. The designation also supports commercial or mixed-use development. Assisted living facilities are another use allowed under this land use designation. The Mixed Use Neighborhood allows for up to 30 dwelling units per acre (du/ac) and a Floor Area Ratio (FAR) range of 0.25 to 2.0.

**PROJECT LOCATION:** The project site is located on the north side of Moorpark Avenue between MacArthur Avenue and Central Way within an unincorporated area of Santa Clara County, and includes six parcels.

**ASSESSORS PARCEL NO.:** 282-01-014, -015, -016, -020, -021, and -022.

**COUNCIL DISTRICT:** 6

**APPLICANT CONTACT INFORMATION:** Bret Hoefler; Coast Residential Funding, Inc., 262 D East Hamilton Ave., Campbell, CA 95008; (408) 410-7700 and (408) 688-0309.

**FINDING**

The Director of Planning, Building & Code Enforcement finds the project described above will not have a significant effect on the environment in that the attached initial study identifies one or more potentially significant effects on the environment for which the project applicant, before public release of this draft Mitigated Negative Declaration, has made or agrees to make project revisions that clearly mitigate the effects to a less than significant level.

**NO MITIGATION MEASURES INCLUDED IN THE PROJECT TO REDUCE POTENTIALLY SIGNIFICANT EFFECTS TO A LESS THAN SIGNIFICANT LEVEL**

- A. **AESTHETICS** – The project will not have a significant impact on this resource, therefore no mitigation is required.

- B. AGRICULTURE AND FOREST RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- C. AIR QUALITY** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- D. BIOLOGICAL RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- E. CULTURAL RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- F. GEOLOGY AND SOILS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- G. GREENHOUSE GAS EMISSIONS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- H. HAZARDS AND HAZARDOUS MATERIALS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- I. HYDROLOGY AND WATER QUALITY** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- J. LAND USE AND PLANNING** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- K. MINERAL RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- L. NOISE** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- M. POPULATION AND HOUSING** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- N. PUBLIC SERVICES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- O. RECREATION** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- P. TRANSPORTATION / TRAFFIC** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- Q. UTILITIES AND SERVICE SYSTEMS** – The project will not have a significant impact on this resource, therefore no mitigation is required.

**R. MANDATORY FINDINGS OF SIGNIFICANCE**

The project will not substantially reduce the habitat of a fish or wildlife species, be cumulatively considerable, or have a substantial adverse effect on human beings, therefore no mitigation is required.

**PUBLIC REVIEW PERIOD**

Before 5:00 p.m. on **Monday October 23, 2017** any person may:

1. Review the Draft Negative Declaration (ND) as an informational document only; or
2. Submit written comments regarding the information and analysis in the Draft ND. Before the ND is adopted, Planning staff will prepare written responses to any comments, and revise the Draft ND, if necessary, to reflect any concerns raised during the public review period. All written comments will be included as part of the Final ND.

Thai-Chau Le  
Environmental Project Manager

Rosalynn Hughey, Interim Director  
Planning, Building and Code Enforcement

10/3/17  
Date

  
Deputy

Circulation period: October 3, 2017 to October 23, 2017