



**PUBLIC NOTICE  
INTENT TO ADOPT  
A NEGATIVE DECLARATION  
CITY OF SAN JOSÉ, CALIFORNIA**

**Project Name:** Moorpark and Central General Plan Amendment

**File No.:** GP17-002

**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.

**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.

**Assessor's 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

The City has performed environmental review on the project. Environmental review examines the nature and extent of any adverse effects on the environment that could occur if a project is approved and implemented. Based on the review, the City has prepared a draft Negative Declaration (ND) for this project. An ND is a statement by the City that the project will not have a significant effect on the environment if protective measures (mitigation measures) are included in the project.

The public is welcome to review and comment on the draft Negative Declaration. The public comment period for this draft Negative Declaration begins on **October 3, 2017** and ends on **October 23, 2017**.

The draft Negative Declaration, initial study, and reference documents are available online at: <http://www.sanjoseca.gov/index.aspx?nid=2165>. The documents are also available for review from 9:00 a.m. to 5:00 p.m. Monday through Friday at the City of San Jose Department of Planning, Building & Code Enforcement, located at City Hall, 200 East Santa Clara Street; and at the Dr. Martin Luther King, Jr. Main Library, located at 150 E. San Fernando Street.

For additional information, please contact Thai-Chau Le at (408) 535-5658, or by e-mail at [Thai-Chau.Le@sanjoseca.gov](mailto:Thai-Chau.Le@sanjoseca.gov).

Rosalynn Hughey, Interim Director  
Planning, Building and Code Enforcement

Deputy

10/3/17

Date

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