

PUBLIC NOTICE
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
CITY OF SAN JOSE, CALIFORNIA

Project Name: Empire Lumber Mixed Use Project

File No.: PDC17-067/ER20-102

Description: The Planned Development Rezoning from CG Commercial General Zoning District and LI Light Industrial Zoning District to CG(PD) Commercial General Planned Development Zoning District to allow for the demolition all existing structures and associated parking and construct a new mixed-use building on-site on the 2.77-acre project site. The mixed-use building would be seven stories with a maximum height of 85 feet. The building would contain up to approximately 60,330 square feet of commercial space and up to 408 residential units, as well as indoor parking garage space. The proposed building would have one level of below-grade parking and two levels of above-grade parking. The commercial space and residences would wrap the parking levels on the first and second floors.

Location: The 2.77-acre project site is comprised of seven parcels located at 1260 East Santa Clara Street, between South 26th Street and South 28th Street, in the City of San José.

Assessor's Parcel No.: 467-33-001, -002, -003, -004, -006, -007, and -008.

Council District: 3

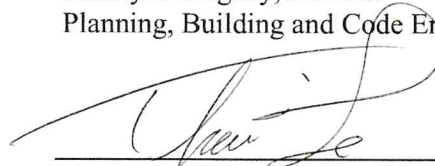
Applicant Contact Information: Pacific States Industries Development (Attn: Joe Burch); P.O. Box, 1300 Morgan Hill, CA 95038; 408-271-2210; jburch@pacificstates.com.

The City has performed an environmental review of the project. The environmental review examines the nature and extent of any adverse effects on the environment that could occur if the project is approved and implemented. Based on the review, the City has prepared a Draft Mitigated Negative Declaration (MND) for this project. An MND is a statement by the City that the project will not have a significant effect on the environment because the project will include mitigation measures that will reduce identified project impacts to a less than significant level. The project site is not present on any list pursuant to Section 65962.5 of the California Government Code.

The public is welcome to review and comment on the Draft MND. The public comment period for this Draft MND begins on **December 18, 2020 and ends on January 13, 2021**. The Draft ND, Initial Study, and reference documents are available online at: www.sanjoseca.gov/negativedeclarations.

In response to the COVID-19 and Shelter-in-Place policy, hard copies are no longer available at the typical locations such as the City of San José Department of Planning, Building and 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 during normal business hours. Therefore, if requested, a hard copy will be mailed to you. Please allow time for printing and delivery. Please contact Thai-Chau Le at 408-535-5658 or e-mail at Thai-Chau.Le@sanjoseca.gov for hard copy requests or for additional questions or concerns.

Rosalynn Hughey, Director
Planning, Building and Code Enforcement



Deputy

12/15/2020

Date

Circulation period: **December 18, 2020 and ends on January 13, 2021**.