

COMMUNITY MEETING AGENDA

Proposed construction of an approximately 121,580-square foot industrial building on an approximately 14.26-gross acre site on the north side of Piercy Road approximately 408 feet easterly of Hellyer Avenue (455 Piercy Road), Site Development Permit, File No. H21-022

Thursday, August 26, 2021

6:00 p.m.

Zoom Webinar

Meeting Purpose: To present information and to receive comments and feedback about the proposed project.

Agenda:

- I. Welcome, Introductions, Agenda Overview, and Background (6:00 – 6:10)**
The Project Manager for the City Planning Division will welcome participants, provide an overview of the agenda, and introduce presenters.
- II. Summary of the City of San Jose Planning Permit Process (6:10 – 6:15)**
The Project Manager will summarize the city’s development review process.
- III. Project Presentation and Open Forum (6:15 – 6:50)**
The Development Project Applicant will present the proposed project and Project Manager will facilitate questions and comments.
- IV. Summary of Next Steps (6:50 – 7:00)**

If you have questions about the project or this meeting, please contact one of the following:

City of San José Planning Division:

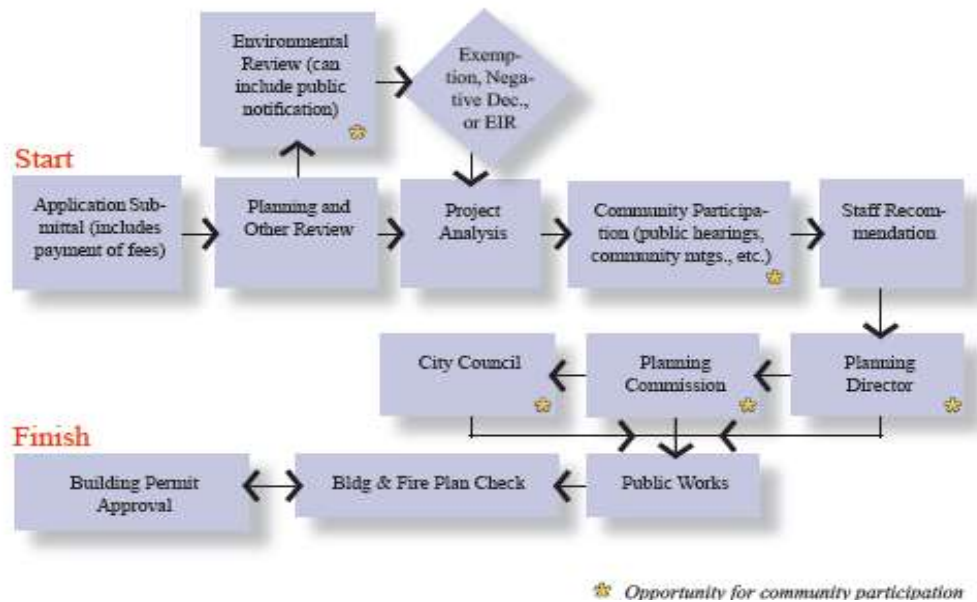
Rhonda Buss
Project Manager
Email: Rhonda.Buss@sanjoseca.gov
Phone: (408) 535-3887

Applicant’s Representative:

Brian Sorensen
InSite Property Group
811 N. Catalina Road
Redondo Beach, CA 90277
Email: bsorensen@insitepg.com
Phone: (575) 936-0877

Steps in the Planning Development Review Process

Project review is an essential part of the land use and development process. The flow chart below is a general overview of the steps involved.



Environmental Review

California Environmental Quality Act (CEQA)

CEQA requires developers to disclose the potential environmental impacts resulting from the construction of a project. When the City reviews a project for CEQA compliance, it is determining if the project will or will not have significant environmental effects in the following subject areas: aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology/soils, hazards and hazardous materials, hydrology/water quality, population/housing, public services, recreation, transportation/traffic, and utilities/service systems. This knowledge helps local officials to make informed decisions about whether to permit discretionary projects and, if so, with what conditions and or mitigation measures. A project can take one of three tracks:

- (1) Exempt – no possibility of impacts; or
- (2) An environmental initial study is conducted, and a negative declaration or mitigated negative declaration is adopted. This indicates that the initial study found no significant environmental impacts, or that the impacts can be reduced with mitigation measures, or
- (3) An initial study is prepared and determines that the project may have a significant effect on the environment, and preparation of an environmental impact report (EIR) is required (This is the least common outcome, but is typically required for large-scale projects).