

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

Project Name: 972 Elm Street Villas Project

File No.: PDC20-017, PD20-010, & PT20-031

Description: Planned Development Rezoning, Planned Development Permit, and Tentative Map to allow the demolition of one existing single-family residence and associated parking areas, removal of 11 trees, and construction of eight detached, three-story single-family homes on an approximately 0.44-gross acre project site.

Location: 972 Elm Street, San Jose

Assessor's Parcel No.: 230-41-025

Council District: 6

Applicant Contact Information: Fahed Hbayeb, 686 Stockton Avenue, San Jose, CA 95126, (408)483-0302

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 **Tuesday, September 21, 2021 and ends on Friday, October 22, 2021.**

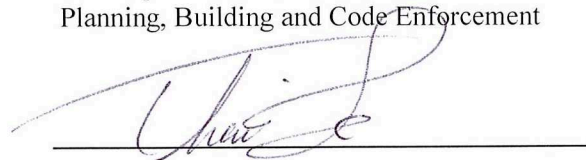
The Draft MND, Initial Study, and reference documents are available online at:

www.sanjoseca.gov/negativedeclarations. The documents are also available for review from 9:00 a.m. to 5:00 p.m. Monday through Friday with an appointment at the City of San José Department of Planning, Building and Code Enforcement, located at City Hall, 200 East Santa Clara Street; at the Dr. Martin Luther King Jr. Main Library, located at 150 E. San Fernando Street; and at the Rose Garden Branch Library, located at 1580 Naglee Avenue.

Christopher Burton, Director
Planning, Building and Code Enforcement

9/14/2021

Date



Deputy

Kara Hawkins
Environmental Project Manager

Circulation period: September 21, 2021 to October 22, 2021