

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.

PROJECT NAME: 7246 Sharon Drive GPA & Conforming Rezoning Project

PROJECT FILE NUMBER: GP21-004 and C21-009

PROJECT DESCRIPTION: General Plan Amendment and Conforming Rezoning to change the General Plan designation from Neighborhood/Community Commercial to Mixed-Use Neighborhood, and the zoning from CP Commercial Pedestrian District to MUN Mixed-Use Neighborhood District. There is no specific development project proposed, however it is anticipated that future development would result in of ten mixed-use townhouse residential units.

PROJECT LOCATION: The 0.56-acre project site is located at 7246 Sharon Drive, east of South de Anza Boulevard in the City of San José.

ASSESSORS PARCEL NO.: 372-21-003

COUNCIL DISTRICT: 1

APPLICANT CONTACT INFORMATION: Lexicon Developments (Attn: Kirk Tang); 7246 Sharon Drive #J, San José, CA 95129; (408) 455-9920; kirk@lexicondevelopments.com

FINDING

The Director of Planning, Building and Code Enforcement finds the project described above will not have a significant effect on the environment in that the attached initial study does not identify any potentially significant effects on the environment for which mitigation measures are required to 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 would not have a significant impact on this resource, therefore no mitigation is required.
- B. **AGRICULTURE AND FORESTRY RESOURCES** – The project would not have a significant impact on this resource, therefore no mitigation is required.
- C. **AIR QUALITY** – The project would not have a significant impact on this resource, therefore no mitigation is required.
- D. **BIOLOGICAL RESOURCES** – The project would not have a significant impact on this resource, therefore no mitigation is required.

- E. **CULTURAL RESOURCES**– The project would not have a significant impact on this resource, therefore no mitigation is required.
- F. **ENERGY** – The project would not have a significant impact on this resource, therefore no mitigation is required.
- G. **GEOLOGY AND SOILS** – The project would not have a significant impact on this resource, therefore no mitigation is required.
- H. **GREENHOUSE GAS EMISSIONS** – The project would not have a significant impact on this resource, therefore no mitigation is required.
- I. **HAZARDS AND HAZARDOUS MATERIALS** – The project would not have a significant impact on this resource, therefore no mitigation is required.
- J. **HYDROLOGY AND WATER QUALITY** – The project would not have a significant impact on this resource, therefore no mitigation is required.
- K. **LAND USE AND PLANNING** – The project would not have a significant impact on this resource, therefore no mitigation is required.
- L. **MINERAL RESOURCES** – The project would not have a significant impact on this resource, therefore no mitigation is required.
- M. **NOISE** – The project would not have a significant impact on this resource, therefore no mitigation is required.
- N. **POPULATION AND HOUSING** – The project would not have a significant impact on this resource, therefore no mitigation is required.
- O. **PUBLIC SERVICES** – The project would not have a significant impact on this resource, therefore no mitigation is required.
- P. **RECREATION** – The project would not have a significant impact on this resource, therefore no mitigation is required.
- Q. **TRANSPORTATION** – The project would not have a significant impact on this resource, therefore no mitigation is required.
- R. **TRIBAL CULTURAL RESOURCES** – The project would not have a significant impact on this resource, therefore no mitigation is required.
- S. **UTILITIES AND SERVICE SYSTEMS** – The project would not have a significant impact on this resource, therefore no mitigation is required.
- T. **WILDFIRE** – The project would not have a significant impact on this resource, therefore no mitigation is required.
- U. **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

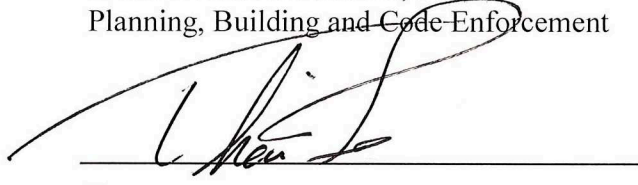
Before 5:00 p.m. on **Monday November 29, 2021** any person may:

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 MND, if necessary, to reflect any concerns raised during the public review period. All written comments will be included as part of the Final ND.

CHRISTOPHER BURTON, Director
Planning, Building and Code Enforcement

11/03/2021

Date



Deputy

Bethlehem Telahun
Environmental Project Manager

Circulation period: November 9, 2021 to November 29, 2021