



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

**Project Name:** 696 Blossom Hill Road Project

**File Nos.:** H17-025 and ER21-019

**Description:** Site Development permit to remove five trees (two ordinance size and three non-ordinance size) on a vacant parcel and construct 23,649 square foot (sf) two-story commercial building and associated parking on an approximately 0.5-acre vacant parcel. The parcel was previously developed with a gas station with underground storage tanks that were removed from the site in 2015.

**Location:** The 0.5-acre project site is located at 696 Blossom Hill Road at the southeast corner of Blossom Hill Road and Cahalan Avenue in the City of San José.

**Assessor's Parcel No.:** 687-19-002

**Council District:** 2

**Applicant Contact Information:** EPG Properties, Attn: Louie Tsgarsis, 5049-A Almaden Expressway, San José, CA 95118, [pilioura@gmail.com](mailto:pilioura@gmail.com), (408) 391-7857

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 present on the 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 **Wednesday, March 23, 2022 and ends on Tuesday, April 12, 2022**. The Draft MND, Initial Study, and reference documents are available online at: [www.sanjoseca.gov/negativedeclarations](http://www.sanjoseca.gov/negativedeclarations)

The documents are also available for review with an appointment during normal business hours at the City of San Jose Department of Planning, Building and Code Enforcement, located at City Hall, 200 East Santa Clara Street; or during normal business hours at Dr. Martin Luther King, Jr. Main Library, located at 150 E. San Fernando Street; and Pearl Avenue Branch Library, 4270 Pearl Avenue. Please contact Cassandra van der Zweep at (408) 535-7659, or by e-mail at [cassandra.vanderzweep@sanjoseca.gov](mailto:cassandra.vanderzweep@sanjoseca.gov) for appointment request or additional questions, comments, or concerns.

CHRISTOPHER BURTON, Director  
Planning, Building and Code Enforcement

03/21/2022

Date

Deputy

**Circulation period: March 23, 2022 and ends on April 12, 2022**