



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

Project Name: 455 Piercy Road Industrial Warehouse Project

City File Nos.: H21-022 and ER21-082

Description: The proposed project would include one new light industrial building and truck distribution infrastructure. The proposed industrial building would be approximately 121,580 square feet, consisting of approximately 116,580 square feet of warehouse space and approximately 5,000 square feet of mezzanine office space. The maximum height of the proposed structure would be 48 feet. Operations would include dry storage only, with no option for the conversion to cold storage in the future. Of the total 14.26 acres of the project site, the proposed development area (impact area) would occupy approximately 7.6 acres. The anticipated use involves high-cube storage and distribution with ancillary office and may include interior light manufacturing operations as permitted by the zoning code. The proposed project would include 17 loading docks, 132 auto parking stalls (including five accessible stalls and 11 stalls for clean air vehicles), 42 trailer parking stalls, three motorcycle parking spaces, and eight bicycle parking spaces. Site ingress and egress would be at the southwestern area of the project site, via Piercy Road. The proposed project would include three bioretention areas, totaling approximately 10,778 square feet.

Location: 455 Piercy Road, northwest of the intersection of Piercy Road and Hellyer Avenue, in the City of San José.

Assessor's Parcel No.: 678-93-030

Council District: 2

Applicant Contact Information: InSite Property Group (Attn: Brian Sorensen); 19191 South Vermont Avenue, Suite 680, Torrance, CA 90502; Phone: (575) 936-0877; Email: bsorensen@insitepg.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 compiled 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, July 5, 2022 and ends on Monday, July 25, 2022**. The Draft MND, Initial Study, and reference documents are available online at: 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, 3rd Floor (Tower); or during normal business hours at Dr. Martin Luther King, Jr. Main Library located at 150 E. San Fernando Street, and the Edenvale Branch Library located at 101 Branham Lane. Please contact Shannon Hill at (408) 535-7872, or by e-mail at shannon.hill@sanjoseca.gov for an appointment request or additional questions, comments, or concerns.

CHRISTOPHER BURTON, Director
Planning, Building and Code Enforcement

June 30, 2022

Date

Deputy