

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

Project Name: Campbell Union High School District (CUHSD) Property Residential Project

File No.: PDC20-001/ PD20-005

Description: Rezoning and Planned Development permit to redevelop the corporation yard site of the CUHSD property with a residential subdivision of 40 single family detached homes. This would require the demolition of the two existing maintenance buildings and the removal of 14 trees, 10 of which are ordinance sized, that are currently on the project site. The proposed homes are two-story and average approximately 3,000 square feet in size. Additionally, 17 of the homes will include an accessory dwelling unit (ADU) in the rear yard above the detached garage. The maximum height of the single-family homes will be approximately 28 feet and the maximum height of the ADUs will be approximately 23 feet. The homes would be served by a new private street that runs east-west through the middle of the site and accessed from Union Avenue. The street will include 28 parallel parking spaces, sidewalks, landscaped strips with street trees, and street lighting along both sides.

Location: The 6-acre project site is located within an approximately 12-acre property at 3235 Union Avenue and 2223 Camden Avenue in the City of San José.

Assessor's Parcel No.: 414-25-001 & 414-25-020

Council District: 9

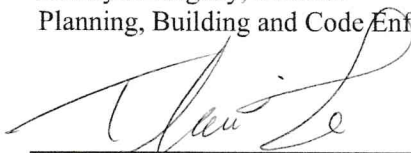
Applicant Contact Information: Robson Homes, LLC (Attn: Mary Gourlay), 2185 The Alameda, Suite 150, San Jose, CA 95126; (408) 345-1767.

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 **Wednesday December 23, 2020 and ends on Friday January 15, 2021**. The Draft MND, Initial Study, and reference documents are available online at: www.sanjoseca.gov/negativedeclarations

In response to the COVID-19 and Shelter-in-Place policy, hard copies are no longer available at the typical locations such as the City of San José Department of Planning, Building and Code Enforcement, located at City Hall, 200 East Santa Clara Street; and at the Dr. Martin Luther King, Jr. Main Library, located at 150 E. San Fernando Street during normal business hours. Therefore, if requested, a hard copy will be mailed to you. Please allow time for printing and delivery. Please contact Bethelhem Telahun at (408) 535-5624, or by e-mail at bethelhem.telahun@sanjoseca.gov for hard copy request, questions, or concerns.

Rosalynn Hughey, Director
Planning, Building and Code Enforcement



12/18/2020

Date

Deputy

Circulation period: December 23, 2020 to January 15, 2021