



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

Project Name: 1953 Concourse Drive Project

File No.: H21-003 and ER21-012

Description: Site Development permit to demolish all existing on-site development and construct an approximately 126,700 square feet industrial warehouse building. The proposed new building would include one-story approximately 118,700 square feet of warehouse space and a two-story office space on the west end with approximately 8,000 square feet. The height of the building would vary between approximately 36 feet up to 43 feet and 8 inches, depending on ground surface elevation adjacent to the building. The new parking area would include 79 parking spaces and 27 stalls for trailer parking. The project would remove 20 trees and plant 78 new trees on site.

Location: The 7.016-acre project site is located at 1953 Concourse Drive, on the northwest corner of the intersection of Concourse Drive and Lundy Avenue, in the City of San José.

Assessor's Parcel No.: 244-18-035 and 244-18-045

Council District: 4

Applicant Contact Information: 1953 Concourse Drive LLC (Atten: Timur Tecimer); 19700 S. Vermont Avenue, Suite 101, Torrance, California 90502; (310) 354-2460; tecimer@omprop.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 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 **Friday February 25, 2022 and ends on Thursday March 17, 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; or during normal business hours at Dr. Martin Luther King, Jr. Main Library, located at 150 E. San Fernando Street; and the Berryessa Branch Library located at 3355 Noble Avenue. Please contact Bethelhem Telahun at (408) 535-5624, or by e-mail at bethelhem.telahun@sanjoseca.gov for appointment request or additional questions, comments, or concerns.

CHRISTOPHER BURTON, Director
Planning, Building and Code Enforcement

02/22/2022

Date

Deputy

Circulation period: February 25, 2021 to March 17, 2022