

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

Project Name: 644-675 Piercy Road Industrial Development Project

File No.: H22-035

Description: The applicant proposes a Site Development Permit to allow the construction of a new industrial building on two vacant parcels located at 644 and 675 Piercy Road in San José. The total square footage of the proposed industrial building would be approximately 216,252 square feet with a maximum height of approximately 48 feet. The applicant also proposes site improvements including surface parking lots, internal roadways for site circulation, new driveways, stormwater treatment areas, and landscaping. The proposed project includes 155 automobile parking spaces (including 7 ADA accessible parking spaces, 62 electric vehicle capable parking spaces, 11 spaces with Electric Vehicle Supply Equipment or EVSE, 10 clean air/vanpool spaces), 18 motorcycle parking spaces, 18 bicycle spaces, and 66 trailer parking stalls. Access to the proposed development would be provided via four access driveways with one connecting to Piercy Road, one connecting to Tennant Avenue, and two connecting to Hellyer Avenue. The exact usage of the proposed building is yet to be determined, but would likely be utilized for industrial distribution, manufacturing, and/or research & development activities. The project also includes a lot line adjustment in order to align the parcels under the building and western parking area, respectively.

Location: The project site is located at 644 and 675 Piercy Road and comprises two vacant parcels totaling approximately 15.92-gross acres.

Assessor's Parcel Nos.: 678-08-045 and 678-08-055

Council District: 2

Applicant Contact Information: HUSPRF Investor SPV I LP (Hanns Lee), 101 California Street, San Francisco, CA 94111, hanns.lee@hines.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 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 **September 27th, 2023 and ends on October 17th, 2023.**

Please contact Cort Hitchens at (408) 794-7386, or by email at Cort.Hitchens@sanjoseca.gov to submit questions, comments, or concerns about this project. Mailed comment letters can also be sent to the attention of Cort Hitchens at 200 E. Santa Clara St. – 3rd Floor, San José, CA 95113.

The Draft MND, Initial Study, and reference documents are available online at:
<https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/environmental-review/environmental-review-documents>.

The documents are also available for review from 9:00 a.m. to 5:00 p.m. Monday through Friday at the City of San José Department of Planning, Building and Code Enforcement, located at City Hall, 200 East Santa Clara Street, and are also available for review at:

- the Santa Teresa Branch Library, located at 290 International Circle, San José, CA 95119; and
- the Dr. Martin Luther King, Jr. Main Library, located at 150 East San Fernando Street, San José, CA 95112.

Christopher Burton, Director
Planning, Building and Code Enforcement

9/22/23

Date



Deputy

Circulation period: September 27th, 2023 to October 17th, 2023