

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

Project Name: 125 Kirk Avenue Subdivision Project

File Nos.: PD22-013, PDC22-006, T21-045

Description: The applicant proposes project a Planned Development Permit, Tentative Map, Rezoning and Annexation to prezone the property to the R-1(PD) Planned Development Zoning District, annex the property, subdivide the property into 18 lots, and develop 18 attached single-family dwellings. The project includes demolition of an existing 1,088 SF single-family residence and accessory structures, and removal of 26 trees, on an approximately 1.49-gross acre site located at 125 Kirk Avenue. Solar panels would be installed as part of the proposed project.

Location: The project site is located within the City's Urban Service Area but just outside of the City limits of San José, in unincorporated Santa Clara County, in a predominantly residential area between Kirk Avenue to the north, Hyland Avenue to the East, El Campo Drive to the South, and Madeline Drive to the west. The project site consists of a single lot that is approximately 1.49 acres in size, and the project requires approval of a rezoning and annexation agreement by the Local Agency Formation Commission of Santa Clara County (LAFCO).

Assessor's Parcel No.: 601-07-066

Council District: 2

Applicant Contact Information: Hestia Development, Inc. (Attn: Melanie Griswold), 97 Boston Avenue, San José, CA 95126, (415) 265-1086

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 **October 3rd, 2023 and ends on October 23rd, 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 Dr. Roberto Cruz Alum Rock Library, located 3090 Alum Rock Ave, San José, CA 95127; and
- the Dr. Martin Luther King, Jr. Library, located at 150 E. San Fernando Street, San José, CA 95112.

Christopher Burton, Director
Planning, Building and Code Enforcement

9/27/23

Date



Deputy

Circulation period: October 3rd, 2023 to October 23rd, 2023