



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

Project Name: 5853 Rue Ferrari Project

File No.: H21-006 and ER21-022

Description: The proposed project would demolish the two existing warehouse buildings, totaling 289,330 sf, and construct a 302,772 sf tilt-up warehouse building. The project intends to redevelop the property as a modern industrial facility. While no end users have been identified, the building is programmed and designed to attract users such as logistics, e-commerce, warehouse/distribution, wholesaling, industrial services, and light to medium manufacturing. The new warehouse building would contain approximately 292,772 sf of warehouse space and 10,000 sf of office space. Because office space is considered an incidental or ancillary use to the permitted warehouse use, the analysis in this document integrates office space into the primary warehouse use to be consistent with industry standards and municipal code. The office space may serve as additional office/research and design (R&D) space, storage or a variety of other uses. The proposed warehouse building would include 47 loading dock doors for trailer, box, and recycling trucks on the west side of the warehouse building. The proposed project also includes surface parking with 108 trailer truck stalls and 296 automobile stalls on site.

Location: The 17.38-acre project site is located at 5853 Rue Ferrari in the City of San José.

Assessor's Parcel No.: 678-05-057

Council District: 6

Applicant Contact Information: Duke Realty Corporation (Attn: Randy Dilag); 409 13th Street, Suite 1600, Oakland, CA 94612; 415-994-9769; randy.dilag@dukerealty.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 **Wednesday January 19, 2022 and ends on Tuesday February 8, 2022**. The Draft MND, Initial Study, and reference documents are available online at: www.sanjoseca.gov/negativedeclarations

In response to the COVID-19 pandemic, 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. Therefore, if requested, a hard copy will be mailed to you. Please allow time for printing and delivery. Please contact Thai-Chau Le at (408) 535-5624, or by e-mail at Thai-Chau.Le@sanjoseca.gov for hard copy request, questions, or concerns.

CHRISTOPHER BURTON, Director
Planning, Building and Code Enforcement

01/18/2022

Date

Deputy

Circulation period: January 19, 2022 to February 8, 2022