NOTICE

NOTICE OF AVAILABILITY
for Public Review of a
MITIGATED NEGATIVE DECLARATION

As authorized by the City of Santa Clara as a Lead Agency, the City hereby provides a **30-day public review period** and proposes to adopt a MITIGATED NEGATIVE DECLARATION of environmental impact pursuant to the California Environmental Quality Act (CEQA).

Project Title:	**2121 Laurelwood Road U-Haul Center Project**
File:	**PLN2013-09776/CEQ2013-01164**
Location:	2121 Laurelwood Road, a 7.02 acre parcel on the north side of Laurelwood Road, approximately 940 feet north of Thomas Road (APN: 104-14-153). Property is zoned Planned Development (PD).
Applicant:	Jim Lorimer
Owner:	SPI Holdings, Inc.
Mailing Address:	2727 N. Central Avenue, Pheonix, AZ 85004
Contact:	Jim Lorimer Telephone: 602-263-6502

Request: **Rezone from Planned Development (PD) to Light Industrial (ML)** and **Use Permit** to allow conversion and expansion of an existing commercial warehouse building to a self-storage and vehicle rental facility with outdoor vehicle storage and reduced minimum on-site parking requirement on a property previously approved for office and retail development; and **Adopt Mitigated Negative Declaration** for the proposed project.

INITIAL STUDY DETERMINATION

A Mitigated Negative Declaration (MND) was prepared by David J. Powers & Associates, Inc. and **is available for review in the project file in the Planning Division office in City Hall at 1500 Warburton Avenue and the Central Library at 2635 Homestead Road in the City of Santa Clara.** Based upon the Initial Study, insofar as the project involves a rezone of the project site from PD to ML to convert and expand an existing retail warehouse to a self-storage and vehicle rental facility with outdoor vehicle storage on a developed property in an urbanized area and insofar as all necessary public services are available, the ***project will not have a significant effect on the environment*** because mitigation measures have been incorporated into/added to the project by conditions of approval that will reduce potential impacts to a less than significant level.

COMMENTS

Comments may be filed with the City in response to the preparation of this MND, pursuant to Section 15073 of the CEQA Guidelines. Responses received in writing on or before the date of review or verbally at the time of the review of this project will be considered along with the proposed MND. This item is tentatively scheduled for a public noticed meeting by the Planning Commission on January 15, 2014. **The public comment period on the MND will extend for 30 days, <u>beginning Monday, November 18, 2013 and ending Wednesday, December 18, 2013</u>**. Written comments on the MND are to be submitted no later than 5:00 PM on December 18, 2013 to:

Lead Agency:	City of Santa Clara Planning Division
Contact:	Debby Fernandez, Associate Planner - dfernandez@santaclaraca.gov 1500 Warburton Avenue, Santa Clara CA 95050
Phone:	408/615-2450 FAX: 408/247-9857

Kevin Riley FOR Date 11/14/13
Director of Planning and Inspection, City of Santa Clara
Contact Planning on 12/19/13, Thurs. **for removal of this notice from posting review board**