

**NOTICE OF AVAILABILITY (NOA) OF
A DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SEIR)
FOR THE ALMADEN OFFICE PROJECT AND PUBLIC COMMENT PERIOD**

Project Description: The project would demolish the existing parking lot and construct up to approximately 1,727,777 square feet of office in two 16-story towers (North Tower and South Tower) on an approximately 3.57-acre site. Both towers would have a maximum height of 283 feet to the top of the parapet and would be connected via a podium building on floors one to four. Amenity/food and beverage space would be located on the ground floor of both towers.

The North Tower would be approximately 641,340 square feet and would be comprised of approximately 586,663 office space and 13,885 square feet of amenity/food and beverage space. The North Tower would have approximately 39,046 square feet of terrace space. The proposed office space would be located on floors two to 15. The South Tower would be approximately 984,519 square feet which includes approximately 900,452 square feet of office space and 25,252 square feet of amenity/food and beverage space. The South Tower would have approximately 62,872 square feet of terrace space. The proposed office space would be located on floors two to 15.

The project proposes three levels of below-grade parking for a total of 1,343 parking spaces. Additionally, the project proposes a separated bike lane between the sidewalk and drop-off zones along the eastern and southern project frontages on Almaden Boulevard and Woz Way. The project proposes a total of 319 bicycle spaces.

Construction of the proposed project is estimated to occur for a period of 51 months. Extended construction hours include Saturday work from 7:00 AM to 7:00 PM and 24-hour concrete pours for up to 12 days per year over the course of the entire project construction period.

Location: The approximately 3.57-acre project site is bounded by the Guadalupe River and Guadalupe River Trail to the west, an office building to the north, South Almaden Boulevard to the east, and Woz Way to the south in downtown San José.

Council District: 3

File Nos.: SP20-005

The proposed project will have potentially significant environmental effects on Air Quality, Biological Resources, and Noise resource areas. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed toxic sites are present at the project location. The project site is not listed on any toxic sites databases.

The Draft EIR and documents referenced in the Draft EIR are available for review online at the City of San José's "Active EIRs" website at www.sanjoseca.gov/activeeirs. Usually hard copies would be available at City Hall and Dr. Martin Luther King Jr. Main Library in Downtown San Jose.

However, in response to the COVID-19 and Shelter-in-Place policy, hard copies are no longer available at the typical locations, such as those listed above. Therefore, if requested, a hard copy will be mailed to you. Please allow time for printing and delivery.



Planning, Building and Code Enforcement
ROSALYNN HUGHEY, DIRECTOR

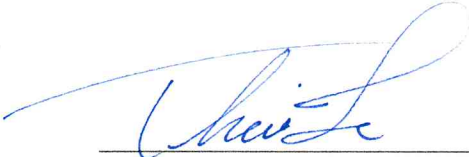
The public review period for this Public Review Draft EIR begins on **July 31, 2020 and ends on September 14, 2020**. Written comments must be received at the Planning Department by **5:00 p.m. on September 14, 2020** to be addressed as part of the formal EIR review process. Written comments and questions should be referred to Kara Hawkins in the Department of Planning, Building and Code Enforcement via e-mail: Kara.Hawkins@sanjoseca.gov, or by regular mail at the mailing address listed for the Department of Planning, Building, and Code Enforcement, above (send to the attention of Kara Hawkins).

For the official record, please your written comment letter and reference **File No. SP20-005**.

Following the close of the public review period, the Director of Planning, Building, and Code Enforcement will prepare a Final Environmental Impact Report that will include responses to comments received during the review period. At least ten days prior to the public hearing on the EIR, the City's responses to comments received during the public review period will be available for review and will be sent to those who have commented in writing on the EIR during the public review period.

Rosalynn Hughey, Director
Planning, Building and Code Enforcement

Date



Deputy

7/27/2020