

**NOTICE OF AVAILABILITY (NOA) OF
A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE
1312 EL PASEO & 1777 SARATOGA AVENUE MIXED-USE VILLAGE PROJECT
AND PUBLIC COMMENT PERIOD**

Project Description: The project proposes a rezoning to support the demolition of the existing structures on the sites totaling approximately 121,600 square feet and the development of one of the following development scenarios:

Proposed Development Scenarios*			
Land Use	1777 Saratoga Avenue	El Paseo	TOTAL
Non-Education Mixed-Use Option			
Multifamily Residential Units	280	820	1,100
Commercial SF	6,000	159,000	165,000
Educational Facility SF	0	0	0
<ul style="list-style-type: none"> • Educational Facility Students/Staff 	0	0	0
<ul style="list-style-type: none"> • Educational Facility Related Units 	0	0	0
Education Mixed-Use Option			
Multifamily Residential Units	280	450	730
Commercial SF	6,000	60,000	66,000
Educational Facility SF**	0	450,000	450,000
<ul style="list-style-type: none"> • Educational Facility Students/Staff 	0	2,500/500	2,500/500
<ul style="list-style-type: none"> • Educational Facility Related Units 	0	200	200
<p>* The numbers in this table represent the maximum amount of development proposed. ** The Education Mixed-Use Option assumes the educational facility and dorm space would replace 370 multifamily residential units (for a total of 730 units) and an 60,000 (for a total of 165,000 square feet) of general commercial space from the Non-Education Mixed-Use Option.</p>			

Non-Education Mixed-Use Option

Under the Non-Education Mixed-Use Option, the proposed uses would be provided in three buildings ranging from eight to 11 stories (up to 145 feet tall). This option would construct up to 1,100 multifamily units and 165,000 square feet of general commercial space.

Education Mixed-Use Option

Under the Education Mixed-Use Option, the proposed uses would be provided in four buildings ranging from seven to 10 stories (up to 130 feet tall). This option would construct up to 730 multifamily units, 66,000 square feet of general commercial space, a K-12 private school, and a 200-room dorm facility.

Location: The project is proposed on a total of approximately 10.7 acres located at the intersection of Saratoga Avenue and Lawrence Expressway/Quito Road in San José. The project consists of two sites:

- **El Paseo** (a portion of Assessor Parcel Number [APN] 403-33-014), which is approximately 8.9 acres in size and located at the southeast corner of Saratoga Avenue and Quito Road; and
- **1777 Saratoga Avenue** (APNs 386-10-033, -036, -044, -045, and -046), which is approximately 1.8 acres in size and located at the northeast corner of Saratoga Avenue and Lawrence Expressway.

Council District: 1

File No.: PDC19-049

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

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.

A hard copy of the of EIR is available for viewing at the Dr. Martin Luther King Jr. Library located at 150 E. San Fernando Street, San Jose, CA 95112 or by appointment at the San José City Hall Permit Center located at 200 E Santa Clara St, San Jose, CA 95113. Should you wish to review a hard copy, please contact by email Maira.Blanco@sanjoseca.gov.

The public review period for this Public Review Draft EIR begins on **October 15, 2021 and ends on November 29, 2021**. Written comments must be received at the Planning Department by **5:00 p.m. on November 29, 2021** to be addressed as part of the formal EIR review process. Comments and questions should be referred to Maira Blanco in the Department of Planning, Building and Code Enforcement via e-mail: Maira.Blanco@sanjoseca.gov, or by regular mail to:

Department of Planning, Building, and Code Enforcement
Attn: Maira Blanco
200 East Santa Clara Street, 3rd Floor
San José, CA 95113

For the official record, please your written comment letter and reference **File No. PDC19-049**.

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.

Christopher Burton, Director
Planning, Building and Code Enforcement

Date



Deputy

10/12/2021
