

**NOTICE OF PREPARATION OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE 1312  
EL PASEO & 1777 SARATOGA AVENUE MIXED-USE VILLAGE PROJECT**

FILE NOs: PDC19-049 and PD20-006  
PROJECT APPLICANT: El Paseo Property Owner, LLC.  
APNs: 368-10-033, 386-10-036, 368-10-044,  
368-10-045, 368-10-046, and a portion of  
403-33-014

**Project Description:** The project is a Planned Development Zoning from the Commercial General CG Zoning District and Commercial Pedestrian CP Zoning District to a Planned Development Zoning District and a PD Planned Development Permit to allow the demolition of existing buildings on-site and the development of one of the following two development scenarios:

<b>Table 1: Summary of Two Development Scenarios</b>				
	<b>Residential Dwelling Units</b>	<b>Commercial Square Footage</b>	<b>K-12 Educational Facility Square Footage</b>	<b>Educational Facility Dorm Units</b>
<b>Scenario 1</b>	730	67,500	450,000	200
<b>Scenario 2</b>	1,100	127,500	---	---

Both scenarios propose residential units and commercial uses. The primary difference between the scenarios is that Scenario 1 includes a 450,000 square foot, private kindergarten through 12<sup>th</sup> grade (K-12) educational facility with an additional 120,000 square feet for a 200-unit dorm facility. Scenario 2 does not include an educational facility and would instead construct an additional 370 multi-family residential units (for a total of 1,100 units) and 60,000 (for a total of 127,500 square feet) of general commercial space.

**Location:** The project consists of two sites on approximately 10.7 acres located at the intersection of Saratoga Avenue and Lawrence Expressway/Quito Road. (1312 El Paseo de Saratoga and 1777 Saratoga Avenue).

As the Lead Agency, the City of San José will prepare an Environmental Impact Report (EIR) for the project referenced above. The City welcomes your input regarding the scope and content of the environmental information that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the proposed project. If you are affiliated with a public agency, this EIR may be used by your agency when considering subsequent approvals related to the project.

**An online joint community and environmental public scoping meeting** for this project will be held:

**When:** Monday, October 5, 2020 from 6:00 p.m. to 7:30 p.m.

**Where:** Via Zoom (see instructions below)

The live meeting will be recorded. You will be muted upon entry to the meeting. Please do not unmute yourself until the presenter has called on you to speak. If you have not participated in a Zoom meeting before, we encourage you to download the Zoom application to your phone, tablet, or computer and feel

free to log in early to troubleshoot any technical issues that may arise. Participants who are unable to install Zoom on their computer or mobile device can join a meeting through their computer's web browser. Zoom currently works best with Google Chrome, Apple Safari, Mozilla Firefox, and Chromium Edge.

Electronic device instructions:

For participants who would like to join electronically from a PC, Mac, iPad, iPhone or Android device, please click this URL: <https://sanjoseca.zoom.us/j/93949579033>

Please ensure your device has audio input and output capabilities. During the session, if you would like to comment, please use the 'raise hand' feature in Zoom conference call or click \*9 to raise a hand to speak.

1. Use a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
2. Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
3. Enter an email address and name. The name will be visible online and will be used to notify you that it is your turn to speak.
4. If you wish to speak during open forum, click on "raise hand." Speakers will be notified shortly before they are called to speak.
5. When called, please limit your remarks to the time limit allotted.

Telephone device instructions:

For participants who would like to join telephonically please dial +1-877-853-5257 and when prompted, enter meeting ID: **939 4957 9033**. You may also click \*9 to raise a hand to speak.

Questions or Public Comments prior to meeting:

If you have questions regarding the virtual community meeting or would like to submit your comments prior to the meeting, please e-mail [Maira.Blanco@sanjoseca.gov](mailto:Maira.Blanco@sanjoseca.gov). Comments submitted prior to this meeting will be considered as if you were present in the meeting.

The project description, location, and probable environmental effects that will be analyzed in the EIR for the project can be found on the City's Active EIRs website at [www.sanjoseca.gov/activeeirs](http://www.sanjoseca.gov/activeeirs), including the EIR Scoping Meeting information. According to State law, the deadline for your response is 30 days after receipt of this notice. However, responses earlier than 30 days are always welcome. If you have comments on this Notice of Preparation, please identify a contact person from your organization, and send your response to:

City of San José  
Department of Planning, Building and Code Enforcement  
Attn: Maira Blanco, Environmental Project Manager  
200 East Santa Clara Street, 3<sup>rd</sup> Floor Tower  
San José CA 95113-1905  
Phone: (408) 535-7837, e-mail: [Maira.Blanco@sanjoseca.gov](mailto:Maira.Blanco@sanjoseca.gov)

Rosalynn Hughey, Director  
Planning, Building and Code Enforcement

  
\_\_\_\_\_  
Deputy

9/25/2020  
\_\_\_\_\_  
Date

**NOTICE OF PREPARATION OF  
A DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE EL PASEO & 1777 SARATOGA AVENUE MIXED-USE VILLAGE PROJECT**

**August 2020**

**Introduction**

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of a proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment, to examine methods of reducing adverse impacts, and to consider alternatives to the project.

The EIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the requirements of the City of San José.

In accordance with Sections 15120 et seq. of the CEQA Guidelines, the EIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, probable environmental impacts, and mitigation measures; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth-inducing impacts of the proposed project; and (d) cumulative impacts.

The EIR also will discuss a reasonable range of alternatives to the project that could reasonably attain most of the basic objectives of the project and would avoid or substantially lessen any of the significant environmental effects of the project (CEQA Guidelines Section 15126.6[a]).

**Project 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.

Currently, the El Paseo site is developed with three commercial buildings and part of the larger El Paseo de Saratoga Shopping Center. The 1777 Saratoga Avenue site is currently developed with four office buildings. Regional and vicinity maps of the project site are provided in Figures 1 and 2.

## Project Description

The project proposes to demolish and remove the existing improvements on-site to develop one of two development scenarios:

<b>Table 1: Summary of Two Development Scenarios</b>				
	<b>Residential Dwelling Units</b>	<b>Commercial Square Footage</b>	<b>K-12 Educational Facility Square Footage</b>	<b>Educational Facility Dorm Units</b>
<b>Scenario 1</b>	730	67,500	450,000	200
<b>Scenario 2*</b>	1,100	127,500	---	---
* In the event the educational facility is not constructed, Scenario 2 would be built. The educational facility and dorm space from Scenario 1 would be converted to an additional 370 multi-family residential units (for a total of 1,100 units) and an additional 60,000 (for a total of 127,500 square feet) of general commercial space.				

Scenario 1 is the preferred project scenario.

The two development scenarios are similar in that both scenarios propose residential units and commercial uses. The primary difference between the scenarios is that Scenario 1 includes a 450,000 square foot, private kindergarten through 12<sup>th</sup> grade (K-12) educational facility with an additional 120,000 square feet for a 200-unit dorm facility, while Scenario 2 assumes the educational facility would not be built and would instead construct an additional 370 multi-family residential units (for a total of 1,100 units) and 60,000 (for a total of 127,500 square feet) of general commercial space.

A conceptual site plan and cross-sections of Scenario 1 are shown on Figures 3 and 4. The proposed buildings could range from seven to 10 stories in height and vehicle parking for the project could be provided at, below, and above grade. It is envisioned that the development proposed in Scenario 2 would be within the same building envelope and parameters shown for Scenario 1 on Figures 3 and 4.

## Anticipated Project Approvals

1. Planned Development Rezoning
2. Lot Line Adjustment
3. Subdivision Map
4. Planned Development Permit
5. Building Permits
6. Development Agreement
7. Public Works clearances

## Potential Environmental Impacts of the Project

The EIR will identify the significant environmental effects anticipated to result from development of the project as proposed. Mitigation measures will be identified for significant impacts, as warranted. The EIR will discuss the project's significant environmental impacts on the topic areas described below.

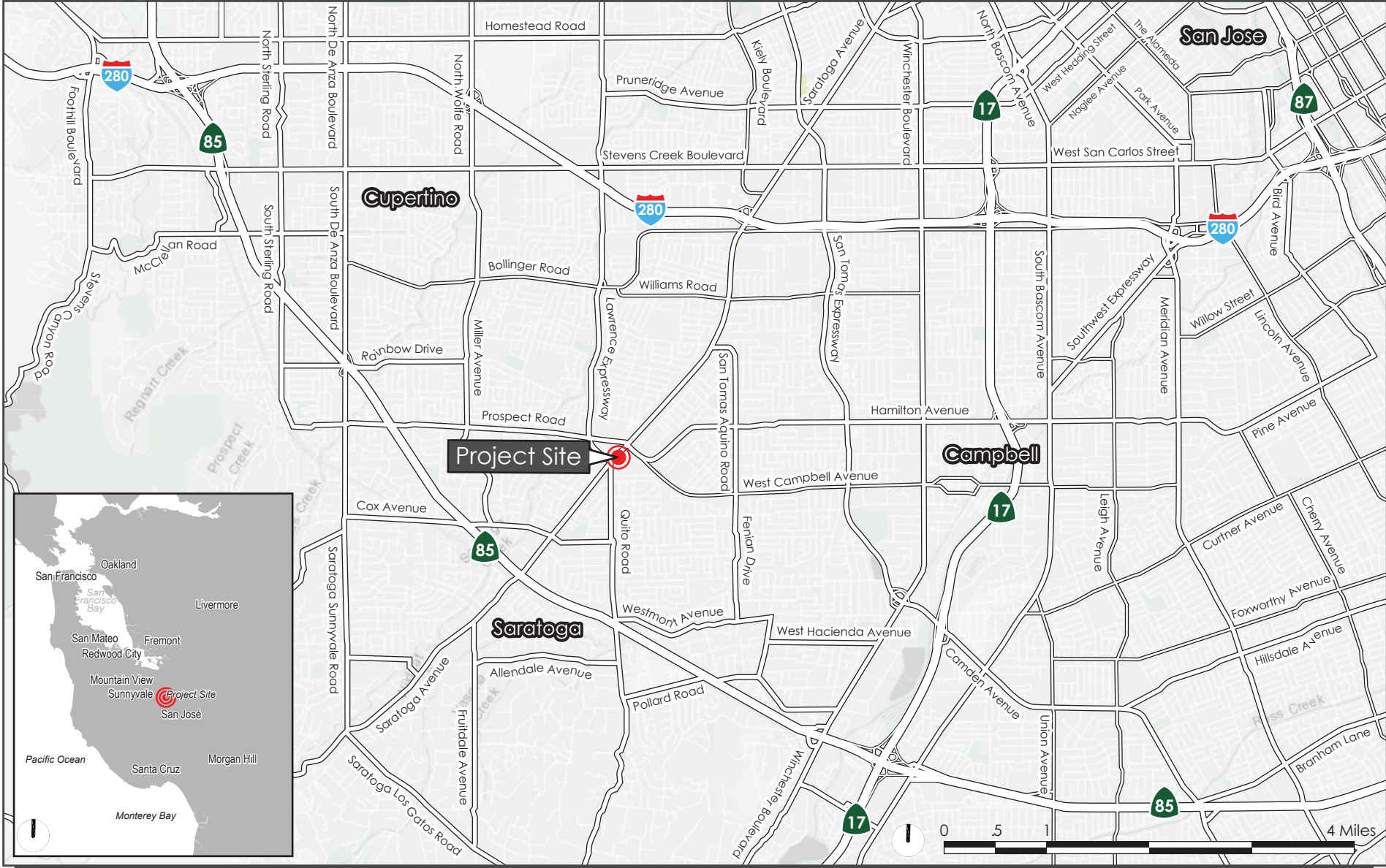
- **Aesthetics** – The proposed development would demolish the existing commercial and office buildings and remove hardscaping and landscaping on-site. The EIR will describe the existing visual setting of the project area and the visual changes that are anticipated to occur as a result of the proposed project. The EIR will also discuss possible light and glare issues from the development.
- **Air Quality** – The EIR will address the regional air quality conditions in the Bay Area and discuss the proposed project's construction and operational impacts to local and regional air quality in accordance with the 2017 Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines and thresholds.
- **Biological Resources** – Habitats in the project area are low in species diversity and include predominately urban adapted birds and animals. The EIR will address the loss of trees within, and adjacent to, the construction zones. In addition, the EIR will identify and discuss potential biological impacts resulting from construction of the project. The EIR will also describe the project's consistency with the Santa Clara Valley Habitat Plan.
- **Cultural Resources** – The project sites are not located within an archaeologically sensitive area. The EIR will address the project's potential impacts to archaeological resources, as well as historic resources. Buildings on the 1777 Saratoga Avenue site area over 50 years old and their historic significance will be evaluated as part of the EIR.
- **Energy** – Implementation of the proposed project would result in an increased demand for energy on-site. The EIR will discuss the increase in energy usage on-site and energy efficiency measures proposed by the project.
- **Geology and Soils** – The EIR will describe the existing geologic and soil conditions and discuss the possible geological impacts associated with seismic activity and the existing soil conditions on the project sites.
- **Greenhouse Gas Emissions** – The EIR will address the project's contribution to regional and global greenhouse gas (GHG) emissions. Proposed design measures to reduce energy consumption, which in turn would reduce GHG emissions, will be discussed.
- **Hazards and Hazardous Materials** – The EIR will describe known hazardous materials conditions on and adjacent to the project sites and will address the potential for hazardous materials impacts to result from implementation of the proposed project.

- **Hydrology and Water Quality** – The EIR will address the project’s impact to the storm drainage system. The project’s groundwater supply, site drainage, and storm water quality consistent with the requirements of the Regional Water Quality Control Board (RWQCB), and risk due to inundation will also be discussed.
- **Land Use** – The project site is located within a developed, urbanized area of San José surrounded by residential, office, and commercial land uses. The EIR will describe the existing land uses adjacent to and within the project area. Land use impacts that would occur as a result of the proposed project will be analyzed, including the consistency of the project with land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect.
- **Noise and Vibration** – Noise levels in the project area are primarily influenced by vehicular noise on surrounding roadways. The EIR will discuss noise and vibration that would result from the construction and operation of the proposed project (including noise from project-generated traffic) and its impact on nearby sensitive receptors and identify any measures or conditions to reduce temporary noise. Noise levels will be evaluated for consistency with applicable noise standards and guidelines.
- **Population and Housing** – The project would develop up to 1,100 multi-family residential units. The EIR will discuss existing population and housing conditions and if the project would induce substantial growth.
- **Public Services** – Implementation of the proposed project would increase the population of the City and would result in an increased demand on public services, including school, police, and fire protection services. The EIR will address the availability of public facilities and services and the project’s potential to result in adverse physical impacts to the service facilities.
- **Transportation** – The EIR will evaluate the project’s transportation impacts pursuant to Senate Bill 743 and the City’s Transportation Analysis Policy (Council Policy 5-1). The project’s consistency with programs, plans, ordinances, or policies addressing the circulations system (including transit, roadway, bicycle, and pedestrian facilities) will be discussed in the EIR. The project’s impact on Vehicle Miles Traveled (VMT) will be discussed.
- **Tribal Cultural Resources** – The EIR will discuss the project’s potential for impacts to tribal cultural resources under Assembly Bill 52.
- **Utilities and Service Systems** – Implementation of the proposed project would result in an increased demand on utilities and service systems compared to existing conditions. The EIR will examine the impacts of the project on utilities and service systems, including the sanitary sewer and storm drainage systems, water supply, and solid waste management.

- **Wildfire** – The project sites are not located in or near high fire hazard severity zone. The proposed project is located within a developed area of San José. The EIR will discuss project impacts on adopted emergency response and evacuation plans and risk due to wildfire.

In addition, the EIR will address the project's agricultural and mineral resources impacts, significant and unavoidable impacts, and potentially significant cumulative impacts when considered with other past, present, and reasonably foreseeable future projects in the development area.

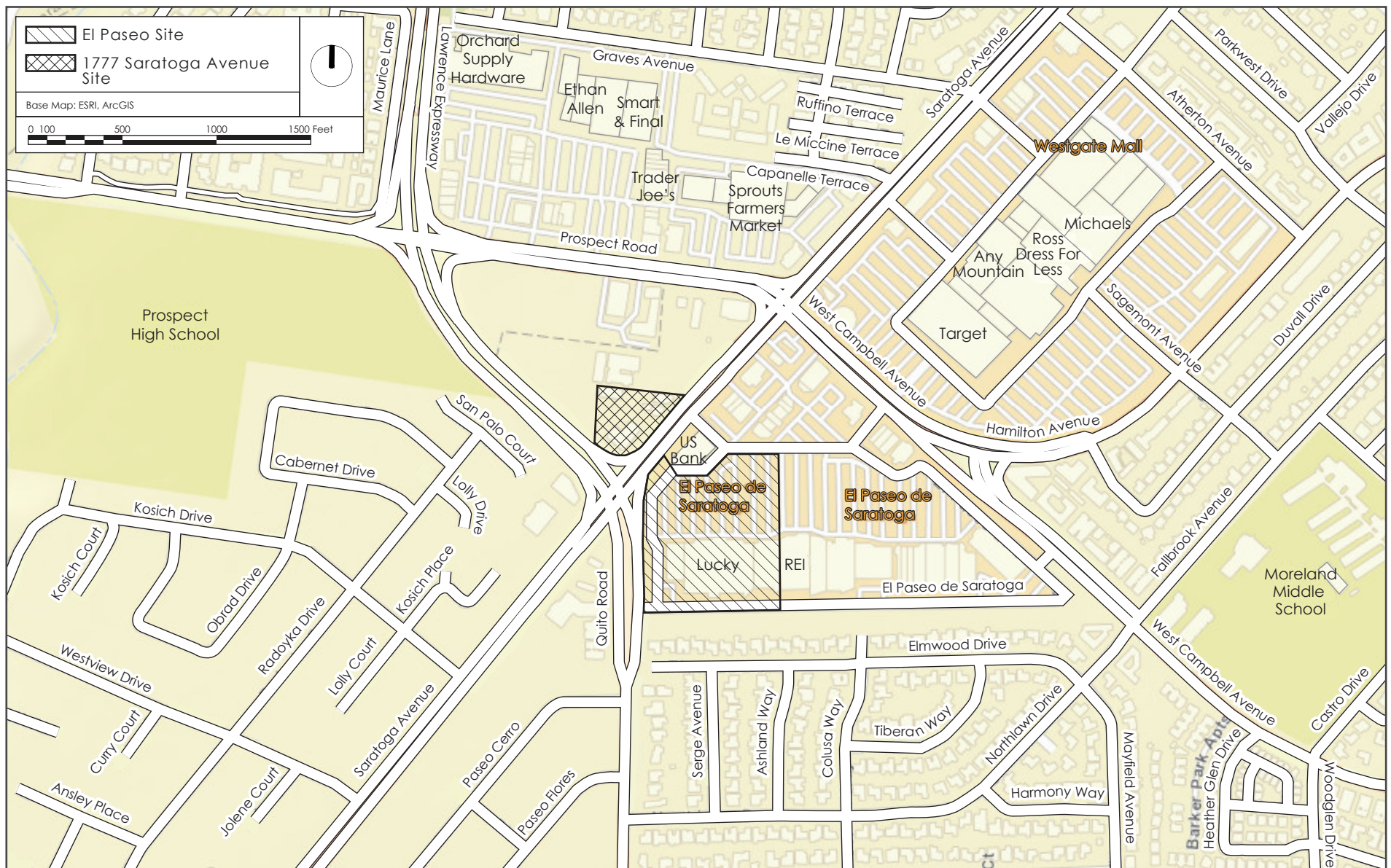




REGIONAL MAP

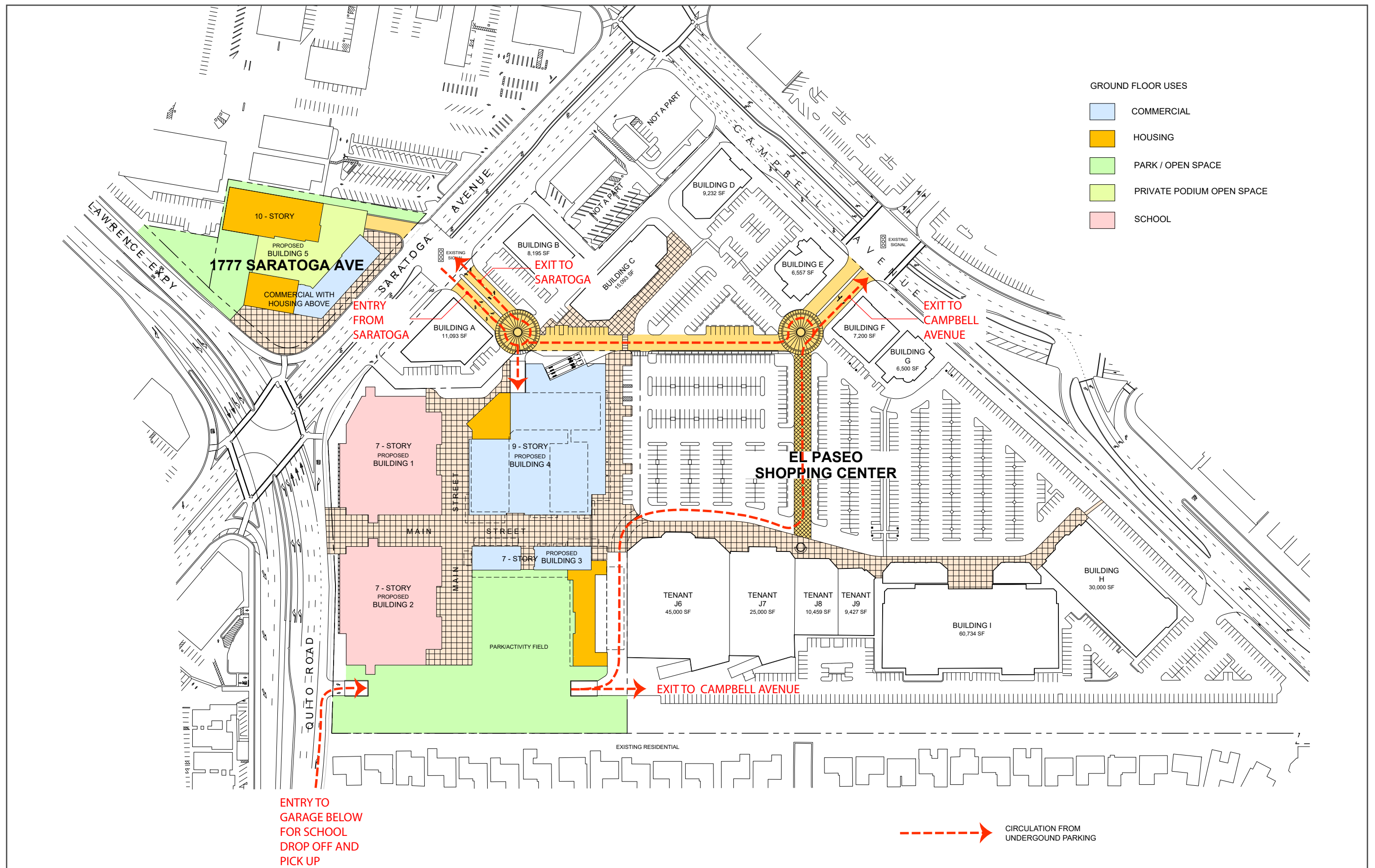
FIGURE 1





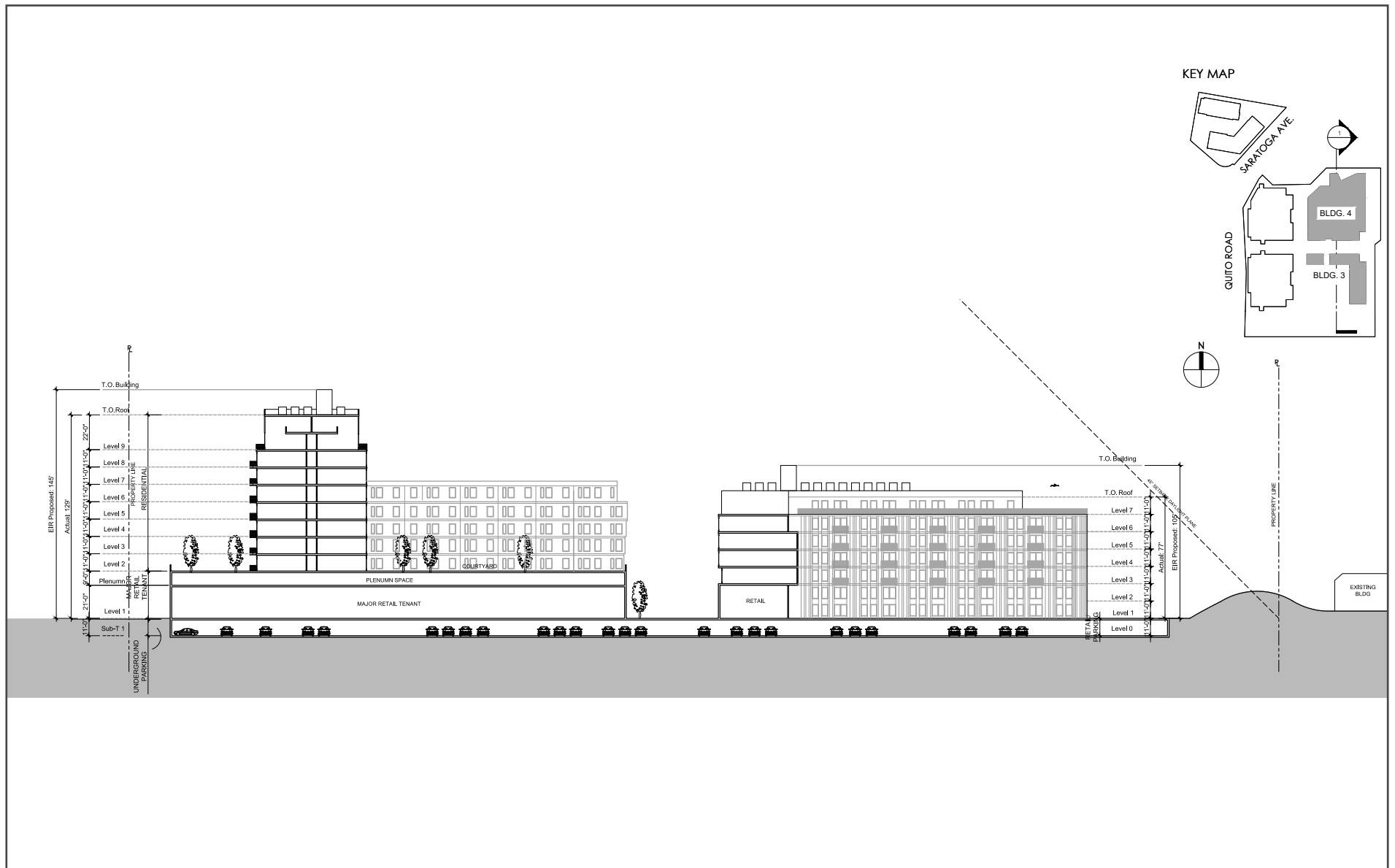
VICINITY MAP

FIGURE 2



CONCEPTUAL SITE PLAN - SCENARIO 1

FIGURE 3



CONCEPTUAL CROSS SECTION - SCENARIO 1

FIGURE 4