



**NOTICE OF AVAILABILITY OF
A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
AND PUBLIC COMMENT PERIOD**

Draft Environmental Impact Report (EIR) for **NORTH SAN JOSÉ DEVELOPMENT POLICIES UPDATE PROJECT** for a General Plan Text Amendment, General Plan Land Use / Transportation Diagram Amendment, revision of the North San Jose Area Development Policy and revision to the North San Jose Deficiency Plan as follows:

The City of San José is proposing to intensify development allowed within the Rincon de los Esteros Redevelopment Area in the north part of the City. Rincon de los Esteros is an established industrial park area, with scattered enclaves of high and medium-high density residential, and a subarea that supports light and heavy industrial uses. The proposed intensification would encourage taller office/R&D buildings along the established light rail transit (LRT) line on North First Street, and would add residential development both within a newly designated Industrial Core Area, and through expansion of the existing North San José residential areas. In support of these land use policy changes, the City also proposes to upgrade the transportation network in the area, and modify the transportation policies that currently restrict development.

This EIR addresses the impacts of developing approximately 26.7 million square feet of new industrial/office/R&D building space in the Rincon area beyond existing entitlements. Of this 26.7 million square feet, 6.7 million represents full buildout of the project area under the existing Floor-Area-Ratio cap policy and 20 million square feet would be the net amount of additional development potential created through the proposed changes to current City policies. This amount of total new development would allow for approximately 83,300 new employees. In addition, up to 32,000 new dwelling units would be allowed in Rincon at minimum densities of 20, 55 or 90 dwelling units per acre (DU/AC) depending on their location. Of these 32,000 new units, 7,300 residential units could be built on properties with existing residential General Plan designations and the remaining 24,700 new residential units could be built on properties within the housing overlay areas proposed by this project or in a mixed use configuration within the Industrial Core Area itself. This would allow a population increase of approximately 56,640 persons.

File No.: GPT04-04-06a, GPT04-04-06b, GP04-04-06a and GP04-04-06b. Council Districts: 3 and 4.

The proposed project will have potentially significant environmental effects with regard to Land Use, Transportation, Air Quality, Noise, Biological Resources, Energy. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed toxic sites are present at the project location. The project location does contain a listed toxic site.

The Draft EIR and documents referenced in the Draft EIR are available for review online at the City of San José's website: <http://www.sanjoseca.gov/planning/eir/eir.htm> and are also available at the following locations:

Department of Planning, Building,
and Code Enforcement
801 North First Street, Room 400
San José, CA 95110
(408) 277-4576

Dr. Martin Luther King Jr. Main Library
150 E. San Fernando St.
San José, CA 95112
(408) 277-4822

Alviso Branch Library
5050 North First St.
San José, CA 95002

Educational Park Branch Library
1770 Educational Park Dr.
San José, CA 95133

Joyce Ellington Branch Library
491 E. Empire St.
San José, CA 95112

Berryessa Branch Library
3355 Noble Ave.
San José, CA 95132

The public review period for this Draft EIR begins on **Thursday, March 10, 2005** and ends on **Monday, April 25, 2005**. Written comments must be received at the Planning Department by **5:00 p.m.** on Monday, April 25, 2005, in order to be

addressed as part of the formal EIR review process. Comments and questions should be referred to Andrew Crabtree in the Department of Planning, Building and Code Enforcement at (408) 277-4576, via e-mail: andrew.crabtree@sanjoseca.gov, by fax at (408) 277-3250, or by regular mail at the mailing address listed above. Please reference the above file number in your written comment letter.

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. 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 mailed to those who have commented in writing on the EIR during the public review period.

A public hearing before the Planning Commission to consider certification of the Final EIR is tentatively scheduled for **Wednesday, May 25, 2005**, at 6:00 p.m. in the City Council Chambers at San José City Hall: 801 North First Street, San José, CA 95110.

Stephen M. Haase, AICP
Director, Planning, Building and Code Enforcement

Principal Planner

Date: _____

NORTH SAN JOSE AREA DEVELOPMENT POLICY UPDATE PROPOSED GENERAL PLAN CHANGES GP04-T-03, GP04-04-06A and GP04-04-06B

