

**NOTICE OF AVAILABILITY OF  
A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)  
AND PUBLIC COMMENT PERIOD  
(SCH# 2022020565)**

A Draft Environmental Impact Report (Draft EIR) for the Seely Avenue Mixed-Use Project is now available for public review and comment. The project is a Planned Development Rezoning to a Industrial Park IP(PD) Planned Development Zoning District and a Planned Development Permit to allow demolition of existing residential and agricultural buildings and removal of 584 trees (261 ordinance-size trees and 323 non-ordinance-size trees) for the development of 1,472 residential units consisting of a mix of three-story townhomes and six- to seven-story apartment buildings, 18,965 square feet of general neighborhood retail space, and a 2.5-acre public park. The project also includes the dedication of an approximately 0.11 acre site to the San Jose Municipal Water System for the development of a domestic water well.

**Location:** The project site is bounded by Seely Avenue to the west, Montague Expressway to the south, Coyote Creek to the East, and Epic Way and existing commercial properties to the north.

**APNs:** 097-15-033, 097-15-034, and 097-66-004

**Council District:** 4

**File No.:** PDC21-035, PD22-002, and ER21-284

The proposed project will have potentially significant environmental effects with regard to air quality, biological resources, cultural 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 project location is contained on a list of hazardous materials sites maintained by the State in accordance with California Public Resources Code Section 65962.5.

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](http://www.sanjoseca.gov/activeeirs) and are also available at the following locations:

Department of Planning, Building,  
and Code Enforcement  
200 East Santa Clara St., 3<sup>rd</sup> Floor  
San José, CA 95113  
(408) 535-3555

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

Educational Park Library  
1772 Educational Park Dr.,  
San José, CA 95133  
(408) 808-3073

The public review period for this Draft EIR will be 45 days, between **January 16, 2024 and March 2, 2024**. Written comments must be received at the Planning Department by **5:00 p.m. on March 2, 2024**, in order to be addressed as part of the formal EIR review process.

Comments and questions should be referred to Bethelhem Telahun in the Department of Planning, Building and Code Enforcement via e-mail at [Bethelhem.Telahun@sanjoeseca.gov](mailto:Bethelhem.Telahun@sanjoeseca.gov), or by regular mail at the following mailing address:

Department of Planning, Building, and Code Enforcement  
200 E. Santa Clara Street, 3<sup>rd</sup> Floor  
Attn: Bethelhem Telahun  
San José, CA 95113

For the official record, **please email or mail your written comment letter and reference File No. PDC21-035/PD22-002.**

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 Draft EIR during the public review period.

Christopher Burton, Director  
Planning, Building and Code Enforcement

  
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Deputy

January 10, 2024  
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Date