

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

A Draft Supplemental Environmental Impact Report (Draft SEIR) for the Valley Title Project is available for public review.

**Project Description:** The 2.8-acre project site is currently developed with a three-story office building, surface parking lot, and parking kiosk structure. The project proposes to demolish the existing buildings and surface parking lot and construct a 20-story commercial building within two towers with a five-level below grading parking garage (2,804 parking spaces). The building would have up to 1,319,340 square feet of office uses and up to 60,430 square feet of retail and community serving uses on the ground floor. As an option, the project applicant is considering including a bridge on levels 10 through 12 that would connect the two towers and include 15,900 square feet of additional office space, for a total of 1,335,240 square feet of office uses. A total of 35,821 square feet of outdoor space would be provided in the form of landscaped terraces at the ground floor and levels three and five, as well as balconies on levels two through 20. If the bridge option is selected, an additional 7,950 square feet of outdoor space would be provided at level 12 on the roof of the bridge.

**Location:** 345 South 2nd Street, San Jose, CA 95113; approximately 2.8-acre project site (Assessor Parcel Numbers [APNs] 467-46-080, 467-46-081, and 467-46-082) is located at 300 South 1st Street and 345 South 2nd street, bounded by East San Carlos Street to the north, East San Salvador Street and existing commercial buildings to the south, South 2nd Street to the east, and South 1st Street to the west.

**Council District:** 3

**File Nos.:** H21-012/ER21-026

The proposed project will have potentially significant environmental effects with regard to air quality, biological, cultural resources (archeological resources), hazardous materials, noise, and tribal cultural resources. 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 included on a list of hazardous materials sites compiled pursuant to Government 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

The public review period for this Draft EIR begins on **April 22, 2022 and ends on June 6, 2022**. Written comments must be received at the Planning Department by **5:00 p.m. on June 6th, 2022**, in order to be addressed as part of the formal EIR review process. Comments and questions should be referred to Kara Hawkins in the Department of Planning, Building and Code Enforcement at 408-535-7852, via e-mail: [Kara.Hawkins@sanjoseca.gov](mailto: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 Nos. H21-012/ER21-026**.

Following the close of the public review period, the Director of Planning, Building, and Code Enforcement will prepare a Final Supplemental 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 SEIR, 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 SEIR during the public review period.

Christopher Burton, Director  
Planning, Building and Code Enforcement

Date



Deputy

4/14/22