

**REVISED NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
CAMBRIAN PARK MIXED-USE VILLAGE PROJECT**

FILE NO: PDC17-040, PD20-007, CAMBRIAN 37 (Annexation)
PROJECT APPLICANT: WEINGARTEN REALTY
APN: 419-08-012, 419-08-013

Project Description: Planned Development Pre-zoning from unincorporated to CN(PD) Planned Development Zoning District and Planned Development Permit to allow for demolition of the existing commercial structures and surface parking lot and the construction of a mixed-use project with up to 230 hotel rooms, 320 apartment units, 49 single-family dwellings, 25 townhomes, a 185-bed (160,000-square foot) assisted living facility or a 160,000-square foot office building, up to 60,000 square feet of commercial space including restaurant, retail and other commercial uses, and approximately 7.1 acres of public open space including 2.26 acres of central park and town square space on a 18.13 gross acre site at the southeast corner of Union and Camden Avenues, commonly known as Cambrian Park Plaza Shopping Center. **Location:** 14200 and 14420 Union 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, the EIR may be used by your agency when considering subsequent approvals related to the project. A joint community and environmental scoping meeting for this project will be held virtually:

When: Thursday, November 5, 2020 at 6:00 pm

Where: Virtual Zoom Meeting (link to be provided on project and EIR webpages)

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. 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: Kara Hawkins, Environmental Project Manager
200 East Santa Clara Street, 3rd Floor Tower
San José CA 95113-1905
Phone: (408) 535-7658, e-mail: Kara.Hawkins@sanjoseca.gov

Rosalynn Hughey, Director
Planning, Building, and Code Enforcement


Deputy

10/20/2020
Date

**NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT FOR THE
CAMBRIAN PARK PLAZA MIXED-USE VILLAGE PROJECT**

October 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. In accordance with the requirements of CEQA, the EIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, environmental impacts, and mitigation measures for the project;
- Alternatives to the project as proposed; 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.

Project Location

The 18.13-acre site (APN 419-08-012, 419-08-013) is located at the southeast corner of the intersection of Camden Avenue and Union Avenue in the Cambrian Park neighborhood of the City of San José (see attached Figure 1 and Figure 2).

Project Description

The site is currently occupied by the Cambrian Park Plaza shopping center, which consists of five one-story commercial buildings and multiple large surface parking lots. The project site is located in an unincorporated pocket and has a Santa Clara County zoning designation of CG General Commercial. It is currently designated NCC – Neighborhood/Community Commercial under the City of San José's General Plan. The project proposes a Planned Development Permit to remove the existing buildings on the site and pre-zone the site to CN (PD) Planned Development District to allow the construction of:

- A five-story hotel building (up to 230 rooms total);
- A 185-bed (160,000-square foot) assisted living facility or up to 160,000 square feet of office uses;
- Up to 60,000 square feet of commercial space including restaurant, retail and other commercial uses;
- Up to 320 podium cluster apartment units;
- Up to 49 townhomes;
- Up to 25 single-family dwelling units, and;
- Approximately 7.1 acres of public open space including 2.26 acres of a central park and town square space.

Parking for the apartment buildings, retail/restaurant uses, and hotel uses would be provided by a connected below-grade parking garage spanning the northern portion of the site. The assisted living facility would have its own below-grade parking garage, and the townhouses and single-family uses would have individual at-grade garages.

The project proposes two signalized access points along Union Avenue and one signalized access point (plus one additional right-in and right-out access only driveway) along Camden Avenue. The project includes changes to the adjacent street network, including the addition of signals at the proposed Union Avenue/Chelsea Drive and Camden Avenue/Taper Avenue driveways, the closure of the existing vehicular site access point at Wyrick Avenue for pedestrian-only access, and the closure of a private access/frontage roadway at the property line that runs parallel to Union Avenue between the project site and Charmeran Avenue. A new two-way public street would connect the proposed signalized Union Avenue/Chelsea Drive intersection at the southwest corner of the site with the proposed signalized Camden Avenue/Taper Avenue driveway at the northeast corner of the site. The proposed public street would provide direct access to the townhomes and single-family dwelling units and would also access the below-grade parking garage for the hotel. A two-way drive aisle would connect the Union Avenue/Woodard Road driveway with the proposed right-in, right-out only driveway on Camden Avenue. The proposed drive aisle would provide direct access to the below-grade parking garages for the assisted living facility and the apartment/commercial uses. A conceptual site plan for the project is shown on the attached Figure 3.

The project is proposed as a “Signature Project” consistent with the Envision San José 2040 General Plan, within the Camden Avenue/Hillsdale Avenue Urban Village. Within designated Urban Villages, a residential mixed-use Signature Project may develop ahead of preparation of an Urban Village Plan if it meets the following requirements:

- Conforms to the General Plan Land Use/Transportation Diagram. Within the Urban Village areas, Signature Projects are appropriate on sites with an Urban Village, residential, or commercial Land Use/Transportation Diagram designation.
- Incorporates job growth capacity above the average density of jobs/acre planned for the developable portions of the entire Village Planning area and, for portions of a Signature Project that include housing, those portions incorporate housing density at or above the average density of dwelling units per acre planned for the entire Village Planning area.

- Is located at a visible, prominent location within the Village so that it can be an example for, but not impose obstacles to, subsequent other development within the Village area.

Additionally, a proposed Signature project will be reviewed for substantial conformance with the following objectives:

- Includes public parklands and/or privately maintained, publicly-accessible plazas or open space areas.
- Achieves the pedestrian friendly design guideline objectives identified within this General Plan.
- Is planned and designed through a process that provided a substantive opportunity for input by interested community members.
- Demonstrates high-quality architectural, landscape and site design features.
- Is consistent with the recommendations of the City’s Architectural Review Committee or equivalent recommending body if the project is subject to review by such body.

Based on a preliminary review of the General Plan and zoning designations, the project appears to be consistent with the requirements of a Signature Project under the current General Plan designations. The project would also require annexation to the City of San José.

Possible Required Project Approvals:

1. Annexation
2. Rezoning
3. Planned Development Permit(s)
4. Subdivision Map(s)
5. Other Planning Permits, as applicable
6. Demolition, Grading, Building, and Occupancy Permits
7. Street vacation or Applicable Encroachment Permits
8. Other Public Works Clearances, as applicable

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 include the following specific environmental categories as related to the proposed project:

1. *Aesthetics and Visual Resources*

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 describe the project's conformance with the City of San José General Plan policies pertaining to visual and aesthetic impacts.

2. *Air Quality*

The EIR will evaluate the air quality emissions resulting from construction and operation of the project in conformance with the Bay Area Air Quality Management District (BAAQMD) guidelines and the CEQA guidelines. A detailed assessment of air pollutant emissions for criteria pollutants (NO_x, ROG, and Particulate Matter) will be prepared for the project and included in the EIR.

The EIR will also evaluate the project's exposure to mobile and stationary sources of toxic air contaminants, and the assessment will include a construction analysis to address temporary exposure of adjacent residences to dust and toxic air contaminants during construction. If significant construction or operational air quality impacts are identified, based on the technical analysis, mitigation measures will be identified.

3. *Biological Resources*

The EIR will address potential impacts related to the removal of existing trees and other vegetation on the site. An arborist report and tree survey will be completed for the site in accordance with City of San Jose requirements. Tree replacement will be identified as mitigation in accordance with standard replacement ratios commonly applied to development projects in the City of San Jose. The EIR will also discuss the project's consistency with the Santa Clara Valley Habitat Plan. Mitigation measures will be identified to minimize significant biological resource impacts, as appropriate.

4. *Cultural Resources*

A cultural resources report and historic report will be prepared for the project and included in the EIR. The existing buildings on-site were likely constructed before 1967, making them more than 50 years old. Given the age of these buildings, Department of Parks and Recreation (DPR) evaluation forms will be required to document if any of the buildings have historical significance. The historic evaluation will include: 1) a site survey and technical description of the buildings; 2) a discussion of the historic development of the project site and project area; and 3) a preliminary assessment of the buildings in accordance with the California Register, the City of San José's criteria for historic significance, and the CEQA guidelines. The report will also address the disposition of the existing Cambrian Park Plaza sign, which is a designated City landmark. In addition, the EIR will address the potential for subsurface resources to be present based on a cultural resources literature review included in the report. If significant impacts are identified, mitigation measures will be identified.

5. *Energy*

In conformance with Appendix F of the CEQA Guidelines, the EIR will identify the potential for the project to result in significant energy impacts. Mitigation measures will be identified to minimize significant energy impacts, as appropriate

6. *Geology and Soils*

The EIR will address the geological issues on the site based on a geotechnical report prepared for the project. The geotechnical report will address the proposed underground parking, and overall height of the structures regarding how the design of the buildings may be affected by soil conditions or depth to groundwater. Mitigation measures will be identified to minimize significant geological impacts, as appropriate.

7. *Greenhouse Gas Emissions*

The EIR will address the proposed project's contribution to regional and global greenhouse gas emissions. Proposed design measures to reduce energy consumption, which in turn would reduce greenhouse gas emissions, will be discussed. A greenhouse gas emissions analysis will be completed to assess the project's emissions in comparison to the 2030 GHG reduction targets, mandated by SB32.

8. *Hazardous Materials*

The project area is a mix of residential and commercial land. No substantial hazardous materials use is anticipated as part of the project. The EIR will address whether the project would create a significant hazard to the public due to transport, use, or disposal of, or accident conditions involving, hazardous materials. In addition, the EIR will address the potential for hazardous materials contamination on the project site based on a Phase I Environmental Site Assessment prepared for the project site. The EIR also will address whether the project would interfere with an adopted emergency response plan. Mitigation measures will be identified to minimize significant hazardous materials impacts, as appropriate.

9. *Hydrology and Water Quality*

The EIR will address changes to the existing storm drainage system which will result from construction of the project. The EIR will include the percentage of pervious and impervious surfaces on-site (under existing and project conditions), and a list of proposed stormwater control measures that meet Low Impact Development requirements. Mitigation measures will be identified to minimize significant hydrological and water quality impacts, as appropriate.

10. Land Use

The proposed conversion of the existing retail center to a mixed-use urban village containing commercial/retail, residential, hotel, assisted living and/or office uses represents a significant change in land use. The EIR will include an analysis of the project's potential land use impacts on the surrounding community, as well as an evaluation of its conformance with applicable City of San José policies, ordinances and guidelines.

11. Noise and Vibration

A noise and vibration assessment will be prepared as part of the EIR and will discuss potential impacts of the proposed project on existing off-site uses. (Note that CEQA generally no longer requires analysis of environmental impacts on the project.) The EIR will also discuss the increase in traffic noise that would result from implementation of the proposed project and temporary construction noise and vibration. Noise and vibration levels will be evaluated for consistency with applicable City of San José's standards and thresholds. The analysis will also assess the impacts of project construction and operational noise on the adjacent residences. Mitigation measures will be developed, as required, to reduce identified impacts.

12. Public Services

Implementation of the proposed project will result in an increased demand on public services, including police and fire protection. The EIR will address the availability of public facilities and service systems and the potential for project to require the construction of new facilities. Mitigation measures will be identified to minimize significant impacts, as appropriate.

13. Transportation and Circulation

The EIR will examine the existing traffic conditions in the immediate vicinity of the project site. A transportation analysis (TA) will be prepared in order to identify the transportation impacts of the proposed project. Per the City of San José Transportation Analysis Policy (City Council Policy 5-1), the project's transportation impacts will be assessed using the vehicle miles traveled (VMT) metric. A Local Transportation Analysis (LTA) will be prepared to address operational issues such as site access and circulation, parking, and vehicle delay, and will be included in the EIR. However, the EIR analysis of these issues will be framed in terms of consistency with City policy, as they are no longer included within the significance thresholds of CEQA.

14. Utilities

Implementation of the propose project is anticipated to result in an increased demand on utilities and public facilities compared to the existing conditions. The EIR will examine the impacts of the project on public services, including utilities such as sanitary and storm drains, water supply, and solid waste management. Mitigation measures will be identified to minimize significant impacts, as appropriate.

15. *Other Topic Areas*

The EIR will also consider the project's impacts on agricultural resources, mineral resources, population and housing, tribal cultural resources, and wildfire. These discussions will be based, in part, upon information provided by the project applicant, as well as the City's General Plan EIR and other available technical data.

16. *Alternatives*

The EIR will examine alternatives to the proposed project including a "No Project" alternative and one or more alternative development scenarios depending on the impacts identified. Other alternatives that may be discussed could include reduced development alternatives (e.g., smaller project site or reduced density alternatives), alternative land uses, and/or alternative locations.

Alternatives discussed will be chosen based on their ability to reduce or avoid identified significant impacts of the proposed project while achieving most of the identified objectives of the project. The environmentally superior alternative(s) will be identified based on the number and degree of associated environmental impacts.

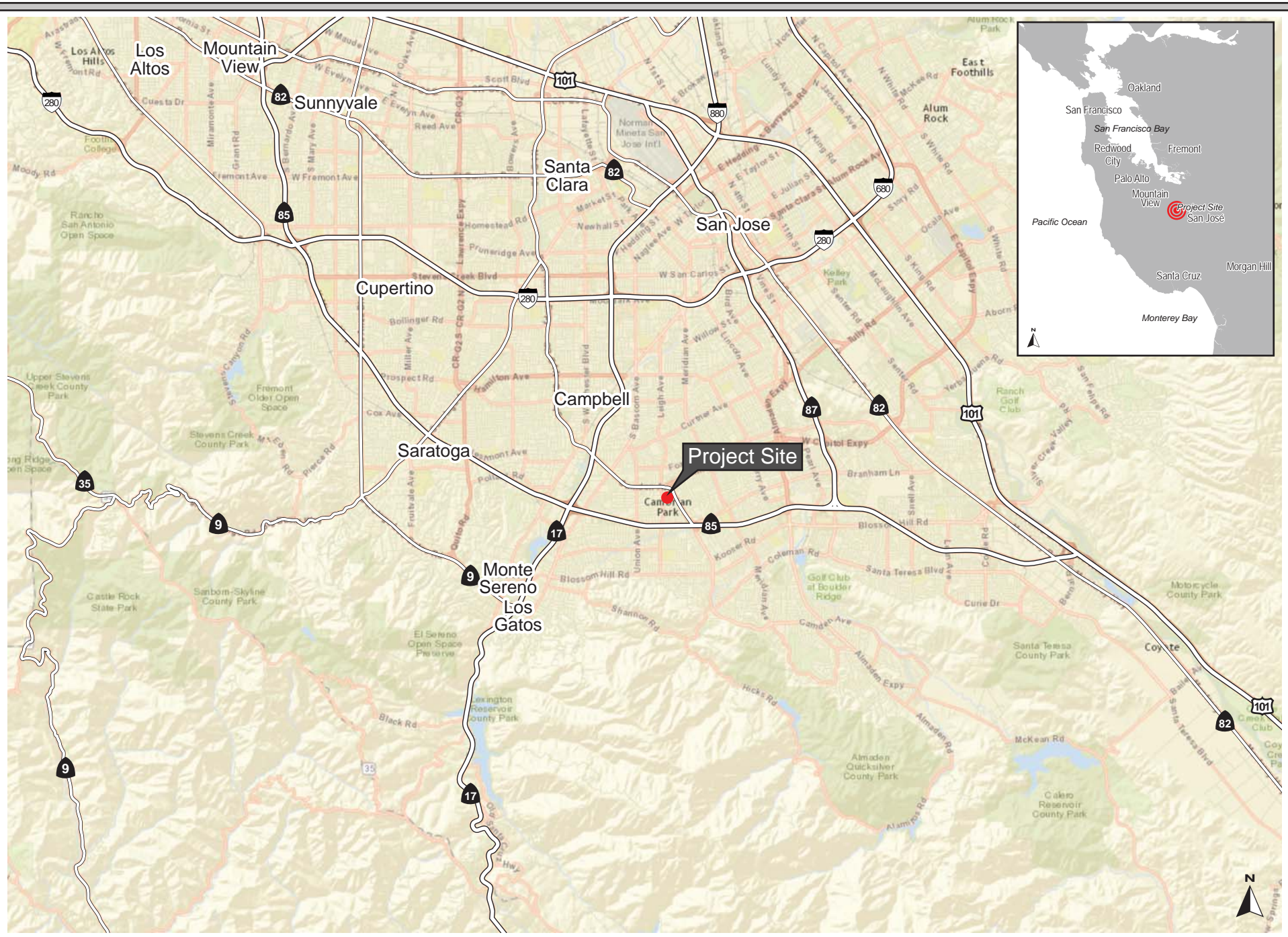
17. *Significant and Unavoidable Impacts*

The EIR will identify those significant impacts that cannot be avoided, if the project is implemented as proposed.

18. *Cumulative Impacts*

The EIR will include a Cumulative Impacts section that will address the potentially significant cumulative impacts of the project when considered with other past, present, and reasonably foreseeable future projects in the development area.

In conformance with the CEQA Guidelines, the EIR will also include the following sections: 1) consistency with local and regional plans and policies, 2) growth inducing impacts, 3) significant irreversible environmental changes, 4) references and organizations/persons consulted, and 5) EIR authors.



REGIONAL MAP

FIGURE 1



Source: Kenneth Rodrigues & Partners, Inc., July 31, 2020.

CONCEPTUAL SITE PLAN

FIGURE 3