

First Amendment to the Draft Environmental Impact Report

380 North 1st Street

SCH No. 2023080670

File No. H23-007 & ER23-075



February 2025

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Section 1.0 Introduction

This document, together with the Draft Environmental Impact Report (Draft EIR), constitutes the Final Environmental Impact Report (Final EIR) for the 380 North First Street project.

1.1 Purpose of the Final EIR

In conformance with the California Environmental Quality Act (CEQA) and CEQA Guidelines, this Final EIR provides objective information regarding the environmental consequences of the proposed project. The Final EIR also examines mitigation measures and alternatives to the project intended to reduce or eliminate significant environmental impacts. The Final EIR is intended to be used by the City of San José and any Responsible Agencies in making decisions regarding the project.

Pursuant to CEQA Guidelines Section 15090(a), prior to approving a project, the lead agency shall certify that:

- (1) The Final EIR has been completed in compliance with CEQA;
- (2) The Final EIR was presented to the decision-making body of the lead agency, and that the decision-making body reviewed and considered the information contained in the final EIR prior to approving the project; and
- (3) The Final EIR reflects the lead agency's independent judgment and analysis.

1.2 Contents of the Final EIR

CEQA Guidelines Section 15132 specify that the Final EIR shall consist of:

- a) The Draft EIR or a revision of the Draft;
- b) Comments and recommendations received on the Draft EIR either verbatim or in summary;
- c) A list of persons, organizations, and public agencies commenting on the Draft EIR;
- d) The Lead Agency's responses to significant environmental points raised in the review and consultation process; and
- e) Any other information added by the Lead Agency.

1.3 Public Review

In accordance with CEQA and the CEQA Guidelines (Public Resources Code Section 21092.5[a] and CEQA Guidelines Section 15088[b]), the City shall provide a written response to a public agency on comments made by that public agency at least 10 days prior to certifying the EIR. The Final EIR and all documents referenced in the Final EIR are available for public review at San José City Hall located at 200 East Santa Street, Third Floor, San Jose, CA 95113 on weekdays during normal business hours. The Final EIR is also available for review on the City's [website](#).

Section 2.0 Draft EIR Public Review Summary

The Draft EIR for the 380 North First Street project, dated October 2024, was circulated to affected public agencies and interested parties for a 45-day review period from October 18, 2024 through December 2, 2024. The City undertook the following actions to inform the public of the availability of the Draft EIR:

- A Notice of Availability (NOA) of the Draft EIR was published on the City's [website](#), the San José Post Record, and the San José Mercury News;
- The NOA and the Draft EIR was mailed to project-area residents and other members of the public who had indicated interest in the project;
- The NOA and the Draft EIR was delivered to the State Clearinghouse on October 18, 2024, as well as sent to various governmental agencies, organizations, businesses, and individuals (see Section 3.0 for a list of agencies, organizations, businesses, and individuals that received the Draft EIR); and
- The Draft EIR was published on the City's [website](#). Hard copies of the Draft EIR were made available at the Department of Planning, Building and Code Enforcement, Dr. MLK Jr. Main Library, and Joyce Ellington Branch Library.

Section 3.0 Draft EIR Recipients

CEQA Guidelines Section 15086 requires that a local lead agency consult with and request comments on the Draft EIR prepared for a project of this type from responsible agencies (government agencies that must approve or permit some aspect of the project), trustee agencies for resources affected by the project, adjacent cities and counties, and transportation planning agencies.

The NOA for the Draft EIR was sent to owners and occupants adjacent to the project site and to adjacent jurisdictions. The following agencies received a copy of the Draft EIR from the City or via the State Clearinghouse:

- California Air Resources Board (ARB)
- California Department of Conservation (DOC)
- California Department of Fish and Wildlife, Bay Delta Region 3 (CDFW)
- California Department of Forestry and Fire Protection (CAL FIRE)
- California Department of Parks and Recreation, California Department of Toxic Substances Control (DTSC)
- California Department of Transportation, District 4 (DOT)
- California Department of Transportation, Division of Aeronautics (DOT)
- California Department of Transportation, Division of Transportation Planning (DOT)
- California Department of Water Resources (DWR)
- California Highway Patrol (CHP)
- California Native American Heritage Commission (NAHC)
- California Natural Resources Agency
- California Public Utilities Commission (CPUC)
- California Regional Water Quality Control Board, San Francisco Bay Region 2 (RWQCB)
California State Lands Commission (SLC)
- Office of Historic Preservation
- State Water Resources Control Board, Division of Drinking Water, District 17
- State Water Resources Control Board, Division of Water Quality

Section 4.0 Responses to Draft EIR Comments

In accordance with CEQA Guidelines Section 15088, this document includes written responses to comments received by the City of San José on the Draft EIR.

Comments are organized under headings containing the source of the letter and its date. The specific comments from each of the letters and/or emails are presented with each response to that specific comment directly following. Copies of the letters and emails received by the City of San José are included in their entirety in Appendix A of this document. Comments received on the Draft EIR are listed below.

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Regional and Local Agencies

A. Indian Canyon Band of Costanoan Ohlone People (dated October 28, 2024)

Comment A.1: Kan rakat Kanyon Sayers-Roods. I am writing this on behalf of the Indian Canyon Band of Costanoan Ohlone People as requested, responding to your letter

As this project's Area of Potential Effect (APE) overlaps or is near the management boundary of a potentially eligible cultural site, I am interested in consulting and voicing our concerns. With some instances like this, usually we recommend that a Native American Monitor and an Archaeologist be present on-site at all times during any/all ground disturbing activities. The presence of a Native monitor and archaeologist will help the project minimize potential effects on the cultural site and mitigate inadvertent issues.

Kanyon Konsulting, LLC has numerous Native Monitors available for projects such as this, if applicable, we recommend a Cultural Sensitivity Training at the beginning of each project. This service is offered to aid those involved in the project to become more familiar with the indigenous history of the peoples of this land that is being worked on.

Kanyon Konsulting is a strong proponent of honoring truth in history, when it comes to impacting Cultural Resources and potential ancestral remains, we need to recognise the history of the territory we are impacting. We have seen that projects like these tend to come into an area to consult/mitigate and move on shortly after - barely acknowledging the Cultural Representatives of the territory they steward and are responsible for. Because of these possibilities, we highly recommend that you receive a specialized consultation provided by our company as the project commences, bringing in considerations about the Indigenous peoples and environment of this territory that you work, have settled upon and benefit from.

As previously stated, our goal is to Honor Truth in History. And as such we want to ensure that there is an effort from the project organizer to take strategic steps in ways that #HonorTruthinHistory. This will make all involved aware of the history of the Indigenous communities whom we acknowledge as the first stewards and land managers of these territories.

Potential Approaches to Indigenous Cultural Awareness/History:

Signs or messages to the audience or community of the territory being developed. (ex. A commemorable plaque, page on the website, mural, display, or an Educational/Cultural Center with information about the history/ecology/resources of the land)

Commitment to consultation with the Native Peoples of the territory in regards to presenting and messaging about the Indigenous history/community of the land (Land Acknowledgement on website, written material about the space/org/building/business/etc, Cultural display of cultural resources/botanical knowledge or Culture sharing of Traditional Ecological Knowledge - Indigenous

Science and Technology) Advocation of supporting indigenous lead movements and efforts.
(informing one's audience and/or community about local present Indigenous community)

Response A.1: As stated on page 210 of the Draft EIR, the City of San José sent notifications pursuant to Assembly Bill (AB) 52 to the Ohlone Indian Tribe, the Indian Canyon Mutsun Band of Costanoan, and Tamien Nation. The Indian Canyon Mutsun Band of Costanoan and Tamien Nation had requested to consult pursuant to AB 52. The tribes did not recommend any additional measures beyond the measures identified in the Draft EIR be implemented to reduce impacts to tribal cultural resources, and AB 52 consultation was concluded. As discussed in Section 3.4 Cultural Resources of the Draft EIR, the project applicant would be required to implement Standard Permit Conditions and mitigation measures MM CUL-2.1 through 2.3. These conditions include conducting Cultural Sensitivity Training pre-construction, implementing measures to address any accidental disturbance of cultural resources, and setting forth the appropriate procedure to be followed in the event of discovery and would reduce impacts to unrecorded subsurface cultural resources (if found). This comment does not raise any issues about the adequacy of the Draft EIR; therefore, no further environmental analysis is required.

B. Valley Water (dated November 27, 2024)

Comment B.1: Valley Water has reviewed the Notice of Availability (NOA) of a Draft Environmental Impact Report (DEIR) for the 380 North First Street Residential Project at 380 North 1st Street in San Jose, received on October 18, 2024. Per our review, we have the following comments:

1. For the proposed project to meet its fair share of water conservation assumptions in the Urban Water Management Plans for Valley Water and San Jose all available water conservation measures should be incorporated into the project including submeters for residential units to encourage efficient water use. Studies have shown that adding submeters can reduce water use 15 to 30 percent.

Response B.1: As stated on page 118 of the Draft EIR, the project would comply with the State's Model Water Efficient Landscape Ordinance and the City's Water-Efficient Landscape Ordinance (Chapter 15.11 of the San José Municipal Code). Additionally, the project would include low-flow fixtures and appliances and would utilize recycled water for the outdoor landscaping based on availability. Lastly, the project would be constructed in accordance with the latest California Building Code, green building regulations/CALGreen, the City's Council Policy 6-32, and the City's Green Building Ordinance. This comment does not raise any issues about the adequacy of the Draft EIR; therefore, no further environmental analysis is required.

Comment B.2: 2. **Section 3.0 Environmental Setting, Impacts, and Mitigation – Table 3.0-2 - Page 19:** According to Valley Water records, the project site (APN 249-44-088) at 380 North First Street is located within the Guadalupe River Watershed. Please revise Table 3.0-2 to reflect the accurate watershed of the project site. Also, please reflect this comment on Page 146.

Response B.2: The clarification of the project site being located within the Guadalupe River Watershed has been made to the Draft EIR (refer to Section 5.0 Draft EIR Text Revisions). This comment does not provide new information that would change the analysis or conclusions disclosed in the Draft EIR.

Comment B.3: 3. Section 3.10 Hydrology and Water Quality – 3.10.1 Environmental Setting - Municipal Regional Permit Provision C.3 - Page 136: The Regional Water Quality Control Board (RWQCB) Municipal Regional Permit (MRP) was re-issued on May 11, 2022, and became effective on July 1, 2023. While the DEIR does reference the issue date of May 2022, the text in this section and Footnote 77 should be revised for accuracy to include the effective date of the revised MRP. Please also reflect this comment for Footnote 79 on Page 137 and the reference on Page 243.

Response B.3: Text revisions to include the effective date of the revised RWQCB MRP has been made to the Draft EIR (refer to Section 5.0 Draft EIR Text Revisions). This comment does not provide new information that would change the analysis or conclusions disclosed in the Draft EIR.

Comment B.4: 4. Section 3.10 Hydrology and Water Quality – 3.10.1 Environmental Setting - Water Resources Protection Ordinance and District Well Ordinance - Page 137: For the section “Water Resources Protection Ordinance and District Well Ordinance”, please replace the language under this section with the following text: “Valley Water operates as the flood protection agency for Santa Clara County. Valley Water also provides stream stewardship and is the wholesale water supplier throughout the county, which includes the groundwater recharge program. In accordance with Valley Water’s Water Resources Protection Ordinance, any work within Valley Water’s fee title right of way or easement or work that impacts Valley Water facilities requires the issuance of a Valley Water permit. Under Valley Water’s Well Ordinance 90-1, permits are required for any boring, drilling, deepening, refurbishing, or destroying a water well, cathodic protection well, observation well, monitoring well, exploratory boring (45 feet or deeper), or other deep excavation that intersects the groundwater aquifers of Santa Clara County.”

Response B.4: Text revisions have been made to the Draft EIR to update the update the description of the Water Resources Protection Ordinance and District Well Ordinance (refer to Section 5.0 Draft EIR Text Revisions). This comment does not provide new information that would change the analysis or conclusions disclosed in the Draft EIR.

Comment B.5: 5. Section 3.10 Hydrology and Water Quality - 3.10.1 Environmental Setting - 3.10.1.1 Existing Conditions – Flooding - Page 140: According to the Federal Emergency Management Agency’s (FEMA) Flood Insurance Rate Map (FIRM) 06085C0234H, effective on May 18, 2009, the project site is located in Zone D, defined as an area in which flood hazards are undetermined but possible. Please revise the description of Zone D to “area of undetermined but possible flood hazard” and revise the map number from “...232H” to “...234H”. Also, please reflect this comment on Pages 145 and 243.

Response B.5: As noted by the comment and stated on page 140 of the Draft EIR, the project site is located in Flood Zone D. The requested textual clarification has been made to the Draft EIR (refer to Section 5.0 Draft EIR Text Revisions). This comment does not provide new information that would change the analysis or conclusions disclosed in the Draft EIR.

Comment B.6: 6. Section 3.10 Hydrology and Water Quality - 3.10.1 Environmental Setting - 3.10.2.1 Project Impacts – Post-Construction Impacts - Page 144: Valley Water’s 2021 Groundwater Management Plan (GWMP) was re-adopted on November 19, 2021, which can be found at <https://www.valleywater.org/your-water/where-your-watercomes/> groundwater/sustainable. Discussions in the DEIR should note consistency with the new GWMP. Thus, please revise Footnote 85 from the 2016 plan to the 2021 plan to match with Footnotes 80 and 84. Secondly, for the section of “Santa Clara Plain and Llagas Subbasin Groundwater Management Plan”, please include a footnote for the 2021 plan on Page 145. Thirdly, please revise the reference on Page 245 to include the URL for the plan.

Response B.6: Page 132 of the Draft EIR correctly references the 2021 Groundwater Management Plan (GWMP). This footnotes and references has been updated in the Draft EIR (refer to Section 5.0 Draft EIR Text Revisions). This comment does not provide new information that would change the analysis or conclusions disclosed in the Draft EIR.

Comment B.7: 7. The DEIR should note that portions of the project site are located within the James J. Lenihan Dam failure inundation zone and the Leroy Anderson Dam failure inundation zone and should consider potential impacts.

Response B.7: Appendix G of the CEQA Guidelines was amended in 2018 to remove the checklist question regarding dam failure. Per *California Building Industry Association v. Bay Area Air Quality Management District*, 62 Cal. 4th 369, effects of the environment on the project are not considered CEQA impacts. The comment does not raise any issues about the adequacy of the Draft EIR; therefore, no further response is required.

Comment B.8: 8. According to Valley Water’s records, there are no wells within the property boundary. While Valley Water has records for most wells located in the County, it is always possible that a well exists that is not in Valley Water’s records. If previously unknown wells are found on the subject property during development, they must be properly destroyed under permit from Valley Water or registered with Valley Water and protected from damage. For more information, please call Valley Water’s Well Ordinance Program Hotline at (408) 630-2660.

Response B.8: The commenter states that there are no wells within the property boundary, and that Valley Water permits are needed if previously unknown wells

are found. The comment does not raise any issues about the adequacy of the Draft EIR; therefore, no further response is required.

C. Santa Clara Valley Transportation Authority (dated November 26, 2024)

Comment C.1: VTA appreciates the opportunity to comment on the Draft Environmental Impact Report for the project proposed at 380 N 1st Street. VTA has reviewed the document and has the following comments:

Continued Coordination

We appreciate that the construction management plan includes the necessary coordination with VTA. We look forward to continued collaboration on this development. In particular, we seek to ensure that parking along the street and at corners will proactively address any potential bus impacts.

Response C.1: As stated on page 203 of the Draft EIR, VTA buses are currently allowed to park along Bassett Street (both sides of the street). As a Condition of Approval, the project applicant will coordinate with the City's Department of Public Works to provide signage along Bassett Street to prohibit buses from parking along the curb starting approximately 25 feet (one car-length) to the west of the proposed project driveway prior to the issuance of a Certificate of Occupancy. Following construction of the project, VTA buses will continue to be able to park along Bassett Street. The comment does not raise any issues about the adequacy of the Draft EIR; therefore, no further response is required.

Comment C.2: Construction Impacts

VTA should be advised of any possible construction that would block any of the following roads: N. First Street (West of the construction site), Bassett Street (south of the construction site), and N. Second Street (east of the construction site). VTA should know in advance of construction to review plans and placement of construction vehicles to temporarily relocate the bus stops and the bus routes in the area.

Response C.2: The project applicant will continue to coordinate with the City of San José Public Works Department and will refer the project to VTA prior to the construction of the project. This comment does not provide new information that would change the analysis or conclusions disclosed in the Draft EIR; therefore, further environmental analysis is not required.

Comment C.3: There is a VTA substation (#6) located north of the construction site. The construction will require a Construction Access Permit/Restricted Access Permit due to the proximity of VTA property. Please contact permits@vta.org for help with this process. Due to the general area being compact any oversize equipment that may need to cross under Overhead Catenary System (OCS) would have to be approved and coordinated by VTA. Construction workers

must be mindful to prevent damage and injury. If there is to be any excavation work, VTA should review the plans so nothing impedes on VTA trackway and the VTA substation.

Thank you again for the opportunity to review this project. If you have any questions, please do not hesitate to contact me at 408-321-5804 or larissa.sanderfer@vta.org.

Response C.3: This comment provides general information on how to obtain a Construction Access Permit/Restricted Access Permit due to the project site being in proximity of VTA property. The comment does not raise any issues about the adequacy of the Draft EIR; therefore, no further response is required.

Organizations, Businesses, and Individuals

D. Amy Brown (dated October 21, 2024)

Comment D.1: Hi-- I am a resident next to the proposed building and I'd like to say I support all new housing. Before my building was there, the neighborhood opposed it. Now people who live in my building want to oppose any others. Madness! Please know that at least 2 people at Ryland Mews are in favor of getting our city on its way to housing equity!

Response D.1: The commenter's support of the project is noted in the record. This comment does not raise any issues about the adequacy of the Draft EIR; therefore, no further response is required.

E. Jonathan Gordon (dated October 23, 2024)

Comment E.1: Big fan of progress at this location. My main comment is that the project needs additional ground floor activation in the form of commercial space (e.g. a cafe, deli, diner, pub, corner store, etc).

If you search through the history of this address you'll see I provided the same comments in 2019, 2022, and 2023 including to the district 3 staff. So far I have not seen this addressed anywhere which is very disappointing.

Response E.1: This comment does not raise any issues about the adequacy of the Draft EIR; therefore, no further response is required.

F. Pacific Gas and Electric Company (dated November 20, 2024)

Comment F.1: Thank you for giving us the opportunity to review the subject plans. The proposed H23-007 & ER23-075 are within the same vicinity of PG&E's existing facilities that impact this property. H23-007 & ER23-075 propose the demolition of an existing building and the construction of a new apartment building. The applicant must contact the below resources to adequately modify existing gas and electric service for the new apartment building.

Please contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782 and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact me at paul.takemoto@pge.com.

Response F.1: The comment provides general information on the process for modifying existing gas and electric services. The comment does not raise any issues about the adequacy of the Draft EIR; therefore, further environmental analysis is not required.

Section 5.0 Draft EIR Text Revisions

This section contains revisions to the text of the 380 North First Street Project Draft EIR dated October 2024. Revised or new language is underlined. All deletions are shown with a ~~line through the text~~.

Page 19 Table 3.0-2: Geographic Considerations in Cumulative Analysis: **REVISE** as follows:

Table 3.0-2: Geographic Considerations in Cumulative Analysis

Resource Area	Geographic Area
Geology and Soils	Project site and adjacent parcels
GHGs	Planet-wide
Hazards and Hazardous Materials	Project site and adjacent parcels
Hydrology and Water Quality	Coyote Creek <u>Guadalupe River</u> watershed
Land Use and Planning/Population and Housing	City of San José
Minerals	Identified mineral recovery or resource area
Noise and Vibration	Project site and adjacent parcels
Public Services and Recreation	City of San José
Transportation/Traffic	City of San José
Tribal Cultural Resources	Project site and adjacent parcels
Utilities and Service Systems	City of San José
Wildfire	Within or adjacent to the wildfire hazard zone

Page 137 Section 3.10.1 (under Water Resources Protection Ordinance and District Well Ordinance): **REVISE** as follows:

Valley Water operates as the flood ~~control~~ protection agency for Santa Clara County. Valley Water also provides stream stewardship and is the wholesale water supplier throughout the county, which includes the groundwater recharge program. In accordance with Valley Water’s Water Resources Protection Ordinance, any work within Valley Water’s fee title right of way or easement or work that impacts Valley Water facilities requires the issuance of a Valley Water permit. Well construction and deconstruction permits, including borings 45 feet or deeper, are required Under Valley Water’s Well Ordinance 90-1, permits are required for any boring, drilling, deepening, refurbishing, or destroying a water well, cathodic protection well, observation well, monitoring well, exploratory boring (45 feet or deeper), or other deep excavation that intersects the groundwater aquifers of Santa Clara County. Under Valley Water’s Water Resources Protection Ordinance, projects within Valley Water property or easements are required to obtain encroachment permits.

Page 137 Section 3.10.1 (under 2021 Groundwater Management Plan): **REVISE** footnote 79 as follows:

California Regional Water Quality Control Board San Francisco Region. *Municipal Regional Stormwater NPDES Permit, Order No. R2-2022-0018, NPDES Permit No. CAS612008. Issued May 11, 2022; Effective July 1, 2023.*

Page 140 Section 3.10.1.1 (under Flooding): **REVISE** paragraph as follows:

According to the FEMA FIRM the project site is located in Flood Zone D. Zone D is an area of undetermined but possible flood hazard ~~that is outside the 100-year flood plain.~~¹ There are no City floodplain requirements for Zone D.

Page 144 Section 3.10.2 (under checklist question c): **REVISE** footnote 85 as follows:

~~SCVWD. 2016 Groundwater Management Plan. Figure 1-3. 2016.~~
Valley Water. 2021 Groundwater Management Plan, Santa Clara and Llagas Subbasins. Figure 2-1. November 2021.

Page 145 Section 3.10.2 (under checklist question e): **ADD** a footnote to the second paragraph as follows:

As discussed in Section 3.10.1.1 Regulatory Framework, the project site is within the Santa Clara Plain groundwater subbasin, and this subbasin has not been identified in the GWMP as being overdrafted.² Implementation of the project would not interfere with any actions set forth by Valley Water in its GWMP regarding groundwater recharge, transport of groundwater, and/or groundwater quality. In addition, as discussed under checklist question b), the project would not substantially decrease groundwater supplies or substantially interfere with groundwater recharge.

Page 146 Section 3.10.2.2: **REVISE** the first and third paragraphs as follows:

The geographic area for cumulative hydrology and water quality impacts is the ~~Coyote Creek~~ Guadalupe River Watershed, since the effects of the project on hydrology and water quality would be limited to the watershed in which it is located.

The impact of cumulative projects within the ~~Coyote Creek~~ Guadalupe River Watershed on groundwater supplies and recharge is contingent on the condition of its associated groundwater basin, its water demand, project-specific information (e.g., any permanent dewatering

¹ Federal Emergency Management Agency. *Flood Insurance Rate Map: Santa Clara County Panel 234 of 830*. Map Number 06085C02324H. May 18, 2009.

² Valley Water. 2021 Groundwater Management Plan, Santa Clara and Llagas Subbasins. November 2021.

requirements), and effects on recharge facilities. All cumulative projects within the ~~Coyote Creek~~ Guadalupe River Watershed would be required to comply with Valley Water's Santa Clara and Llagas Subbasin GWMP and state regulations (including those identified in Section 3.10.1.1 Regulatory Framework) protecting groundwater resources.

Page 243 Section 8.0 References: **REVISE** third reference as follows:

California Regional Water Quality Control Board San Francisco Region. Municipal Regional Stormwater NPDES Permit, Order No. R2-2022-0018, NPDES Permit No. CAS612008. Issued May 11, 2022; Effective July 1, 2023.

Page 243 Section 8.0 References: **REVISE** last reference as follows:

Federal Emergency Management Agency. *Flood Insurance Rate Map: Santa Clara County Panel 234 of 830*. Map Number 06085C02324H. May 18, 2009.

Page 245 Section 8.0 References: **REVISE** last reference as follows:

Valley Water. *2021 Groundwater Management Plan, Santa Clara and Llagas Subbasins*. November 2021. Available at: <https://www.valleywater.org/your-water/where-your-water-comes/groundwater/sustainable>

Appendix A: Draft EIR Comment Letters



November 20, 2024

Nhu Nguyen
City of San Jose
200 East Santa Clara Street, 3rd Flr Tower
San Jose, CA 95113

Re: H23-007 & ER23-075
380 North First Street, San Jose, CA 95112

Dear Nhu Nguyen,

Thank you for giving us the opportunity to review the subject plans. The proposed H23-007 & ER23-075 are within the same vicinity of PG&E's existing facilities that impact this property.

H23-007 & ER23-075 propose the demolition of an existing building and the construction of a new apartment building. The applicant must contact the below resources to adequately modify existing gas and electric service for the new apartment building.

Please contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782 and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact me at paul.takemoto@pge.com.

Sincerely,

Paul Takemoto
Land Management

F.1