

Planning, Building and Code Enforcement

ROSALYNN HUGHEY, DIRECTOR

**NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT FOR THE
CITY VIEW PLAZA PROJECT**

FILE NO: H19-016
PROJECT APPLICANT: SJ Cityview LLC
APN: 259-41-057, 259-41-066, 259-41-067,
259-41-068, 259-41-070

Project Description: Site Development Permit to allow the demolition of eight buildings and the subterranean parking garage in the existing City View Plaza totaling approximately 960,567-square feet, the removal of 31 ordinance size trees, and the construction of an office development totaling approximately 3.66 million square feet of office and commercial space above a subterranean parking garage on an approximately 6.9-gross acre site. **Location:** 150 Almaden Boulevard, site bounded by Almaden Boulevard on the west, W. San Fernando Street on the north, Market Street on the east, and Park Avenue on the south (City View Plaza). Site excludes the buildings at 121 and 190 Park Center Plaza.

As the Lead Agency, the City of San José will prepare a Supplemental Environmental Impact Report (SEIR) 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, this SEIR may be used by your agency when considering subsequent approvals related to the project. The project description, location, and a brief summary of the probable environmental effects that will be analyzed in the EIR for the project are attached.

A Community and Environmental Scoping meeting for this project will be held as follows:

When: Monday, August 19, 2019 6:00 – 7:30 p.m.
Where: Bowers Institute Meeting Room, 145 W. San Carlos Street, San Jose, CA 95113
Validated parking will be provided in the Convention Center Parking Garage

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, including the EIR Scoping Meeting information. According to State law, the deadline for your response is 30 days after receipt of this notice. The City will accept comments on the scope of the EIR until **5 p.m. on September 9, 2019**. 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: David Keyon, Environmental Project Manager
200 East Santa Clara Street, 3rd Floor Tower, San José CA 95113-1905
Phone: (408) 535-7898, e-mail: david.keyon@sanjoseca.gov

Rosalynn Hughey, Director
Planning, Building and Code Enforcement

Deputy

Date

8/2/19 Governor's Office of Planning & Research

AUG 09 2019

STATE CLEARINGHOUSE

Attachment: City View Plaza Notice of Preparation – August 2019

NOTICE OF PREPARATION OF A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE CITY VIEW PLAZA PROJECT

August 2019

A. 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.

A Supplemental EIR (SEIR) is prepared when it is determined by the discretionary authority that changes proposed in an approved project will require revisions to the previous EIR because of possible new impacts or an increase in severity of previously identified impacts. As the Lead Agency, the City of San José will prepare an SEIR to the Downtown Strategy 2040 Final EIR to address the environmental effects of the proposed City View Plaza Project.

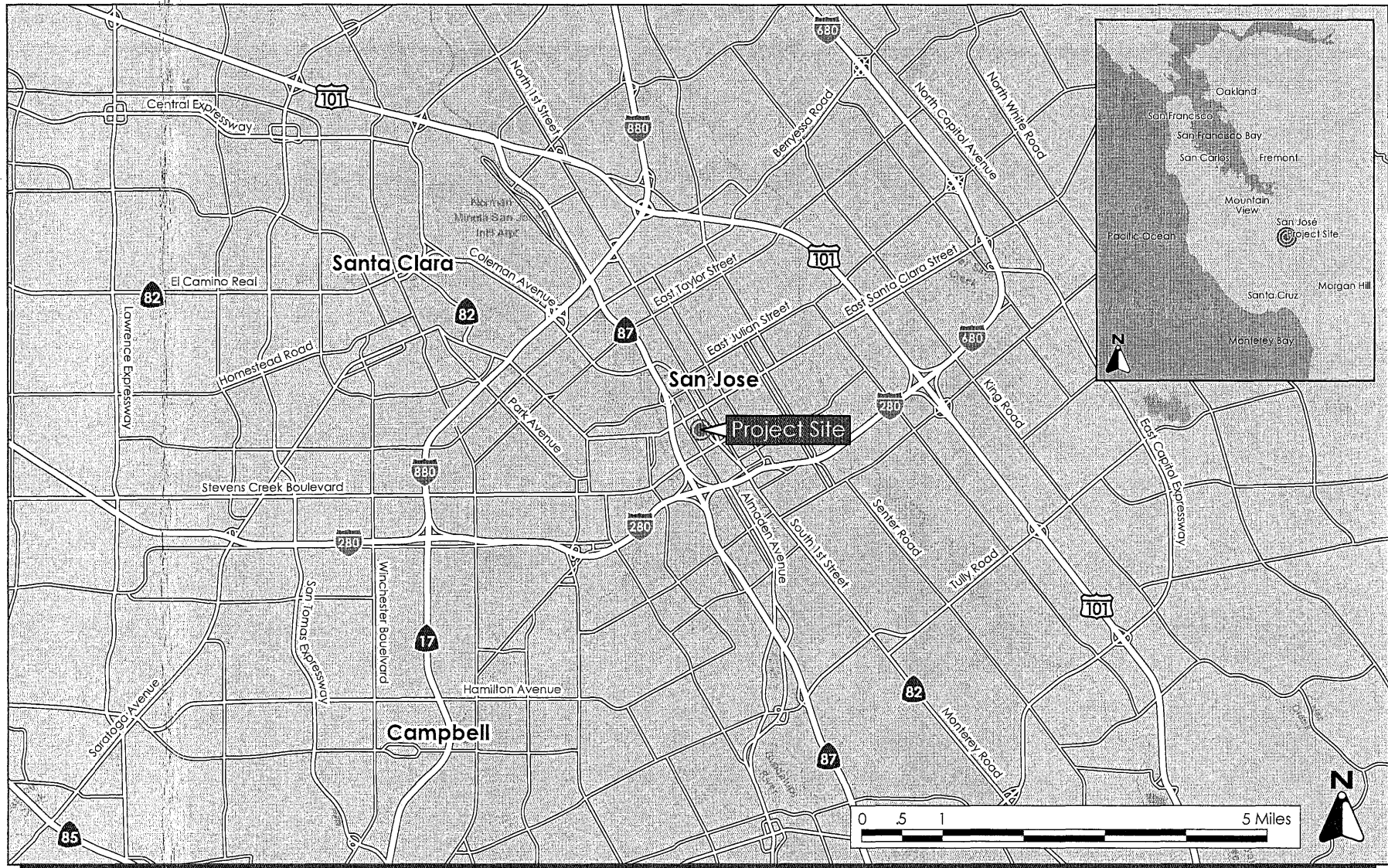
An Initial Study (IS), based on the CEQA checklist, will be prepared to focus the SEIR on issues that are specific to the project and the project site, and/or address changes in environmental conditions that have occurred since the Downtown Strategy 2040 FEIR was completed. The IS will be included as Appendix A of the SEIR and will serve as the basis for all less than significant impact discussions.

The SEIR 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 SEIR will include the following:

- A summary of the project, project impacts, and alternatives;
- 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.

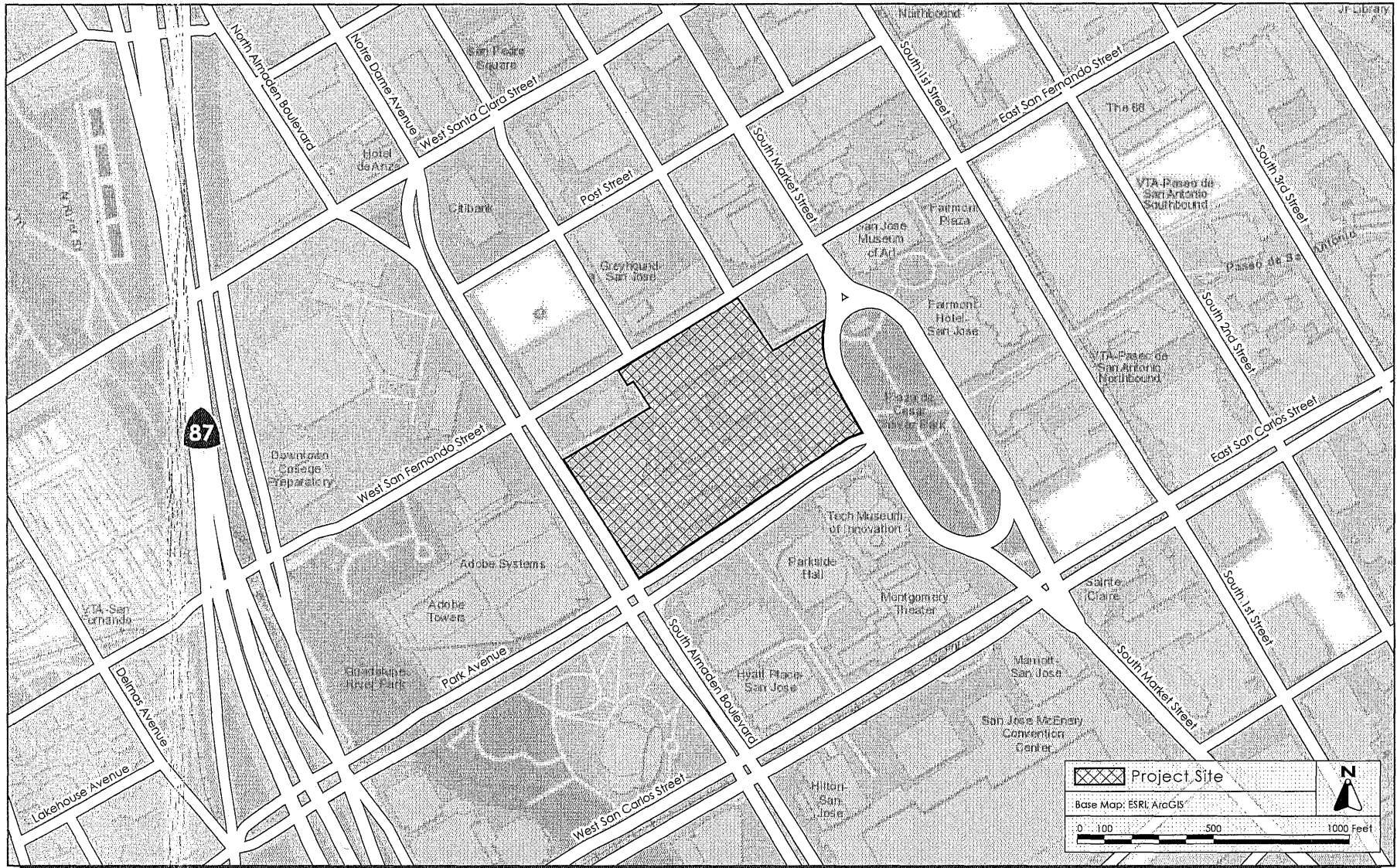
B. PROJECT LOCATION

The 6.9-acre project site is comprised of five parcels (APNs 259-41-057, -066, -067, -068, and -070) which comprise most of the city block bound by Almaden Boulevard on the west, West San Fernando Street on the north, Market Street on the east, and Park Avenue on the south. Regional, vicinity, and aerial maps, as well as a site plan and rendering of the project site are attached as Figures 1, 2, 3, 4, and 5 respectively.



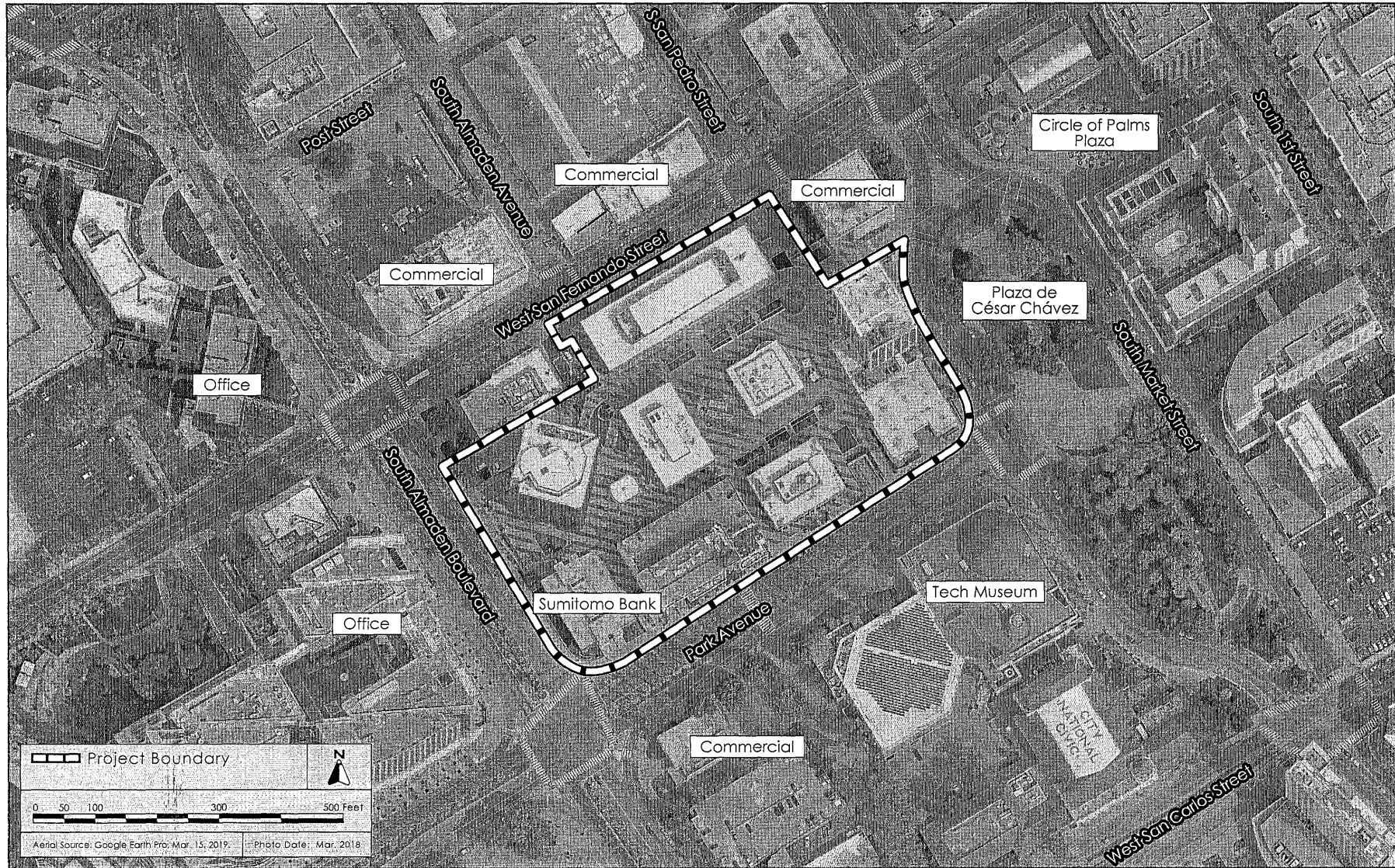
REGIONAL MAP

FIGURE 1



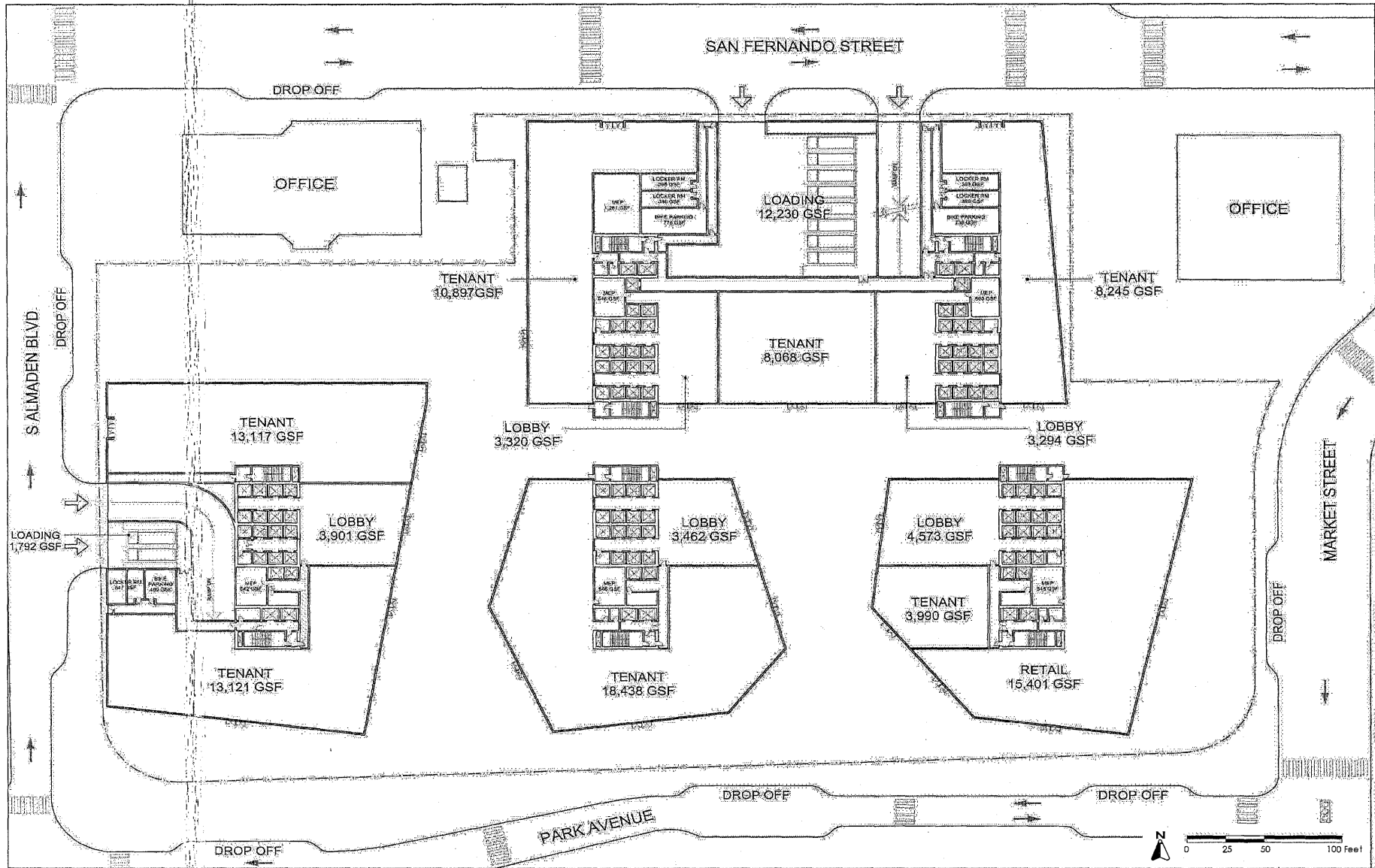
VICINITY MAP

FIGURE 2



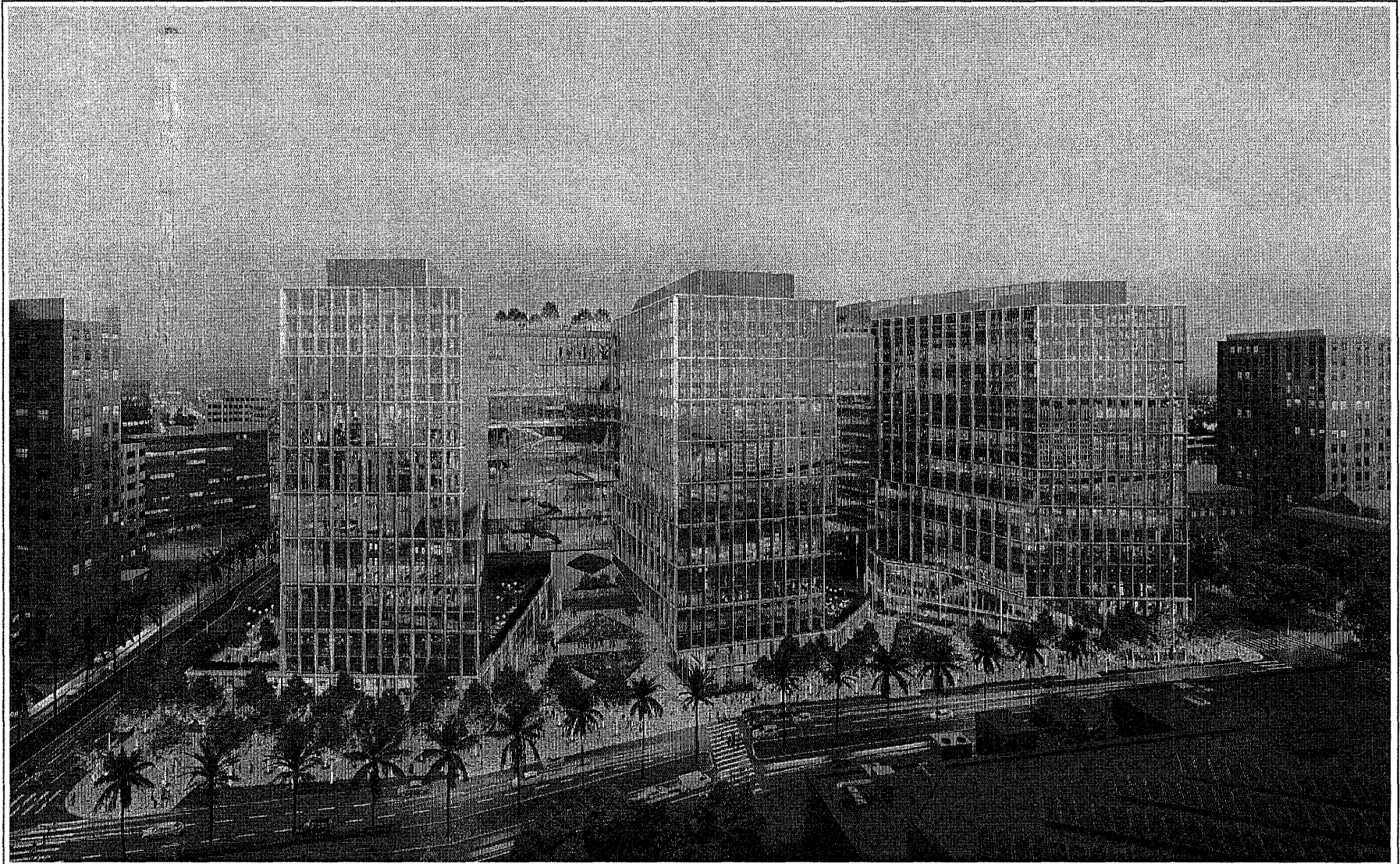
AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3



CONCEPTUAL SITE PLAN

FIGURE 4



CONCEPTUAL BUILDING RENDERING

FIGURE 5

C. DESCRIPTION OF THE PROJECT

Project Description

There are currently eight buildings on-site as shown in the table below.

Address	Size
100 W. San Fernando Street	116,720 square feet
150 Almaden Boulevard	218,400 square feet
130 Park Center Plaza	20,290 square feet
115 Park Center Plaza	8,272 square feet
170 Park Avenue	23,280 square feet
185 Park Avenue	162,144 square feet
177 Park Center Plaza	33,543 square feet
101 Park Center Plaza	359,918 square feet
Parking Garage	257,970 square feet

As proposed, the project would demolish the eight buildings and parking garage on-site and construct three 19-story office towers, connected by a series of bridges, which would contain both office and amenity spaces. The ground floor would contain a combination of commercial/retail, lobby, and office amenity spaces. Beneath the office towers would be five levels of below grade parking. The amount of office /amenity and commercial use will increase as is called for in the City of San Jose General Plan.

The overall parking and square footage proposed are:

- Parking = approximately 5,612 parking stalls
- Office/Amenity/Commercial/Retail = approximately 3.66 million square feet

Construction of the office development is planned in three phases with each of the towers being independently constructed as a phase. The connecting bridges would be incorporated into phases two and three. The below grade parking phasing is yet to be determined. One of the eight buildings proposed for demolition (the Sumitomo Bank Building located at 170 Park Avenue, as shown on Figure 3) is listed on the City's Historic Resources Inventory as a Candidate City Landmark.

The project site is designated *Downtown* under the City of San Jose's adopted General Plan and has a zoning designation of *DC – Downtown Primary Commercial*.

Possible Required Project Approvals:

1. Site Development Permit(s)
2. Building Permits
3. Grading Permits
4. Public Works Clearances

D. POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROJECT

The SEIR will describe the existing environmental conditions on the project site and will identify the potentially significant environmental effects anticipated to result from development of the project as proposed. Mitigation measures will be identified for significant impacts, as warranted.

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

1) Aesthetics

The proposed project would replace an existing commercial development comprised of multiple buildings of varying height and architectural styles within the downtown core of San José. The SEIR 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.

2) Air Quality

The SEIR will describe the existing air quality conditions in the Bay Area and will evaluate the air quality impacts of the project, based on a detailed air quality analysis prepared for the proposed project. Construction and operational air quality impacts will be evaluated. Mitigation and/or avoidance measures will be identified for significant air quality impacts, as appropriate.

3) Biological Resources

The project site is currently developed with multiple commercial buildings and a parking structure. Habitats in the project area are low in species diversity and include predominately urban adapted birds and animals. There are trees and limited landscaping on-site. The SEIR will describe the project's impacts to biological resources during project construction and operation and the project's consistency with the Santa Clara County Habitat Conservation Plan. Due to the project's location near Caesar Chavez Park, the SEIR will also address the proposed building design relative to the City's bird safe design standards.

4) Cultural Resources

Because of the early occupation and development in the project vicinity, there is the potential for subsurface resources associated with this early development to be located on-site. In addition, the former Sumitomo Bank building at 170 Park Avenue, located at the northeast corner of Park Avenue and Almaden Boulevard is listed on the City's Historic Resources Inventory as a Candidate City Landmark.

The SEIR will address any known and unknown buried cultural resources on and adjacent to the site as well as the project's potential impacts to historic structures. Mitigation and/or avoidance measures will be identified for significant cultural resource impacts, as appropriate.

5) *Energy*

Implementation of the proposed project could result in an increased demand for energy on-site. The SEIR will address the increase in energy usage on-site and proposed design measures to reduce energy consumption.

6) *Geology and Soils*

The project site is located in the most seismically active region in the United States. The SEIR will discuss the possible geological impacts associated with seismic activity and the existing soil conditions on the project site.

7) *Greenhouse Gas Emissions*

The SEIR will address the project's consistency with the City's Greenhouse Gas (GHG) Reduction Strategy and the State's GHG reduction goals. If significant impacts are identified, mitigation measures will be developed to lessen or avoid impacts when feasible.

8) *Hazards and Hazardous Materials*

The SEIR will address existing hazards or hazardous material conditions on and in the vicinity of the site, based upon an environmental site assessment. Mitigation and/or avoidance measures will be identified for significant hazardous materials impacts, as appropriate.

9) *Hydrology and Water Quality*

The SEIR will address the possible flooding issues of the site as well as the effectiveness of the storm drainage system and the projects effect on storm water quality consistent with the requirements of the Regional Water Quality Control Board.

10) *Land Use/Planning*

The project site is in an urbanized area surrounded by a mix of commercial, hotel, and office land uses. The SEIR will describe the existing land uses adjacent to and within the project area. Land use impacts that will occur as a result of the proposed project will be analyzed, including the consistency of the project with the City's General Plan and zoning code and compatibility of the proposed and existing land uses in the project area. Increased shade and shadows on nearby public spaces and parks will also be evaluated.

11) *Noise and Vibration*

The SEIR will address impacts to off-site sensitive receptors resulting from on-site noise sources and project-generated traffic noise, and temporary noise increases during project construction. Mitigation and/or avoidance measures will be identified for significant noise impacts, as appropriate.

12) *Public Services*

Implementation of the proposed project would introduce more commercial development in the downtown area, resulting in an increased demand on public services, including police and fire protection, and recreational facilities. The SEIR will address the availability of public facilities and service systems and the potential for the project to require the construction of new facilities.

13) *Transportation*

The project site is located within the downtown core. Transportation impacts in the project area were previously evaluated in the Downtown Strategy 2040 Final EIR. A Local Transportation Analysis (LTA) will be completed to evaluate the proposed site access/circulation and intersection operations in the project area to identify any necessary improvements.

14) *Tribal Cultural Resources*

Assembly Bill (AB) 52, effective July of 2015, established a new category of resources for consideration by public agencies when approving discretionary projects under CEQA, called Tribal Cultural Resources (TCRs). AB 52 requires lead agencies to provide notice of projects to tribes that are traditionally and culturally affiliated with the geographic area if they have requested to be notified. Where a project may have a significant impact on a tribal cultural resource, consultation is required until the parties agree to measures to mitigate or avoid a significant effect on a tribal cultural resource or when it is concluded that mutual agreement cannot be reached. If the tribe has notified the City the SEIR will include the documentation of the consultation process. The SEIR will include mitigation measures if required.

15) *Utilities and Service Systems*

Implementation of the proposed project could result in an increased demand on utilities and public facilities compared to existing conditions. The SEIR will examine the impacts of the project on public services, including utilities such as sanitary systems and storm drains, water supply/demand (based on a water supply assessment), and solid waste management.

16) *Cumulative Impacts*

In conformance with CEQA, this section will address the impacts of implementing the project in combination with other past, pending, and reasonably foreseeable future projects in the development area. Mitigation and avoidance measures will be identified for significant cumulative impacts, as appropriate.

17) *Alternatives to the Project*

Alternatives to the proposed project will be evaluated, including a "No Project" alternative. Other alternatives analyzed will be selected based on their ability to avoid or lessen one or more significant impacts while still meeting most of the basic objectives of the proposed project.

18) *Other CEQA Sections*

The SEIR will include other sections required by CEQA, including Growth Inducing Impacts, Significant Unavoidable Impacts, Authors and Consultants, References, and Technical Appendices. The SEIR will also discuss Agriculture and Forestry Resources, Mineral Resources, and Wildfire consistent with the CEQA checklist.