

**NOTICE OF PREPARATION OF A
DRAFT SUPPLEMENT ENVIRONMENTAL IMPACT REPORT FOR
THE WOZ WAY PROJECT
June 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.

A Supplement to an EIR (SEIR) is prepared when it is determined by the Lead Agency that any of the conditions listed in California Environmental Quality Act Guidelines Section 15162 would require preparation of a subsequent EIR, *and* only minor additions or changes would be necessary to make the previous EIR adequate to the project in the changed situation. As the Lead Agency, the City of San José will prepare a SEIR to the Downtown Strategy 2040 EIR (SCH # 2003042127), to address the environmental effects of the proposed Woz Way Project (Project).

The SEIR for the Project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. An Initial Study has been prepared (which will be incorporated in the SEIR as an appendix) to focus the SEIR on potentially significant issues pursuant to CEQA Guidelines Section 15178. In accordance with Sections 15120 et seq. of CEQA Guidelines, the SEIR 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 Project is located in the southwest portion of downtown San José, in Santa Clara County, California (Figure 1). The Project site is on the southwest corner of Woz Way and South Almaden Boulevard (Figure 2). The Project site is bound by Woz Way to the north, South Almaden Boulevard to the east, I-280 to the south, and Guadalupe River and pedestrian pathway to the west. The Project site is located within the Downtown Strategy 2040 Plan boundary in the City of San José.

Existing Uses

The Project site comprises 18 parcels as shown on Figure 3, and as listed below.

APNs:

- 264-31-037
- 264-31-038
- 264-31-039
- 264-31-040
- 264-31-041
- 264-31-042¹
- 264-31-043
- 264-31-044
- 264-31-061²
- 264-31-062
- 264-31-063
- 264-31-064
- 264-31-065
- 264-31-066
- 264-31-067
- 264-31-092
- 264-31-107
- 264-31-108

The Project applicant requests approval of two entitlements to facilitate the Project. The first entitlement is a General Plan Amendment (GPA), which would change the land use designation, and the second is a Site Development Permit, which would facilitate construction of the Project.

The 3.08-acre total Project site comprises the boundaries of the proposed General Plan Amendment (GPA), and the proposed Site Development Permit boundary excludes one of the parcels, as shown in Figure 3. The GPA is proposed for the entire Project site, including all 18 parcels noted above.

The Site Development Permit is proposed for 17 of the 18 parcels within the Project site, totaling 2.93 acres, as shown in Figure 3. Specifically, parcel 264-31-024 is not included in the site development boundary.

The approximately 3.08-acre Project site is currently developed with 17 single-family residential dwelling units, with landscaping and surface light fixtures along the frontages of these single-family residences. The Project site is developed with existing sidewalks that run along Locust Street, Woz Way, and South Almaden Boulevard.

Land uses surrounding the Project site are as follows:

- **North** – surface parking lot³ across from Woz Way
- **East** – single-story single-family homes, commercial/retail uses including the City of San José Convention Center across from Almaden Boulevard
- **South** – I-280
- **West** – Guadalupe River Park

1 Parcel 264-31-042 is included in the proposed GPA boundary and is not included in the site development boundary.

2 Parcel 294-31-061 is a vacant lot with no residential structures.

3 Construction of an approximately 2.8 million-square foot building on a 3.67-gross acre site, to replace the existing surface parking lot, is currently proposed for the property immediately north of the Project site, across Woz Way. A Notice of Preparation of an EIR for that project was filed in May 2019.

Project Description

General Plan Amendment

The Project site currently has a land use designation of Public/Quasi- Public in the Envision San José 2040 General Plan and is zoned Downtown Primary Commercial (DC). The Project proposes a GPA to change the entire Project site's land use designation to Downtown (DT).

Site Development

The proposed Site Development is for planning, design, construction, and operation of two interconnected high-rise office towers with offices, some retail set within an office complex ambience within Downtown San José. As part of the Site Development permit, the existing Locust Street is planned to be vacated.

Proposed Project

Office Towers: The project proposes two 20-story office towers, a maximum height of 297 feet, with the towers physically connected on Levels 8-9, 13-14, and 18-19. The total gross square footage will be approximately 1,823, 159 square feet. The proposed Project also includes four levels of underground parking and four levels of on- and above- ground parking at the south tower. The design proposal includes the following:

- Approximately 1,245,399 square feet of office space and
- Approximately 6,073 square feet of retail space.
- The remainder of the gross square footage would comprise lobby, parking, and common open spaces.

The conceptual floor plan consists of:

- Levels B1 to B4 include approximately 475,660 square feet of basement parking (1,046 parking spaces).
- Level 1 includes approximately 50,276 square feet of building lobby, approximately 6,073 square feet of retail space, approximately 18,605 square feet of parking (21 parking spaces) including two secured bike rooms (264 bicycle parking spaces)
- Levels 2 through 4, combined, include approximately 144,836 square feet of office and approximately 80,214 square feet of parking space (184 parking spaces)
- Level 5 through 20 include approximately 1,056,360 square feet of office space and approximately 30,618 square feet of open space

Renderings of the proposed office towers are illustrated in Figures 4 and Figure 5, and the Conceptual Site Plan is shown in Figure 6. The proposed Project is designed and will be constructed in accordance with most current Title 24 California Building Standards, which promotes energy conservation, green design, fire and life safety, and accessibility. The proposed designs will be evaluated and developed to apply the City's Downtown Design Guidelines and Standards.

The Guadalupe River and the Guadalupe River Park are located immediately west of the Project site. The project proposes a 35-foot setback from this riparian corridor. This setback, in conformance to the Santa Clara Valley Habitat Plan/Natural Community Conservation Plan (Habitat Plan) is aimed to protect the environmental quality of the riparian corridor. The Project does not include any alterations to the Guadalupe River corridor. Additionally, the project will be in conformance with the City Council Policy 6-32, Riparian Corridor Protection and Bird Safety Design which supplements the regulations for Riparian Corridor protection in the Habitat Plan and includes additional design guidance for bird-safety.

Project Access, Parking, & Infrastructure: The proposed Project includes a total of 1,251 parking spaces. The four underground parking levels include 1,046 parking spaces and the four at- and above- ground parking levels include 205 parking spaces.

As shown in Figure 6, Conceptual Site Plan, the project includes an internal driveway, located between the proposed north and south towers, with ingress and egress on both Woz Way and Almaden Boulevard. The primary entrance to the north tower lobby is provided from Woz Way and also via the internal driveway. The primary entrance to the south tower lobby is provided from the internal driveway. Vehicle ingress and egress to all parking areas (Levels B1 to B4, and Levels 1 to 4) is provided via the internal driveway, on the north side of the south tower, and via a driveway on Almaden Boulevard.

The Project also includes three loading areas for trucks and waste management. One loading area, located along the north side of the north tower, is accessible from Woz Way; one loading area, located on the south side of the north tower, is accessible from the internal driveway; and one loading area, located in the south tower ground floor parking garage (Level 1), is accessible from the internal driveway.

Off-site improvements associated with the site development include local roadway improvements on Woz Way and improvements along the Project frontage on South Almaden Boulevard to accommodate the site development ingress and egress movements, vacating the existing Locust Street, and connections to existing utility infrastructure.

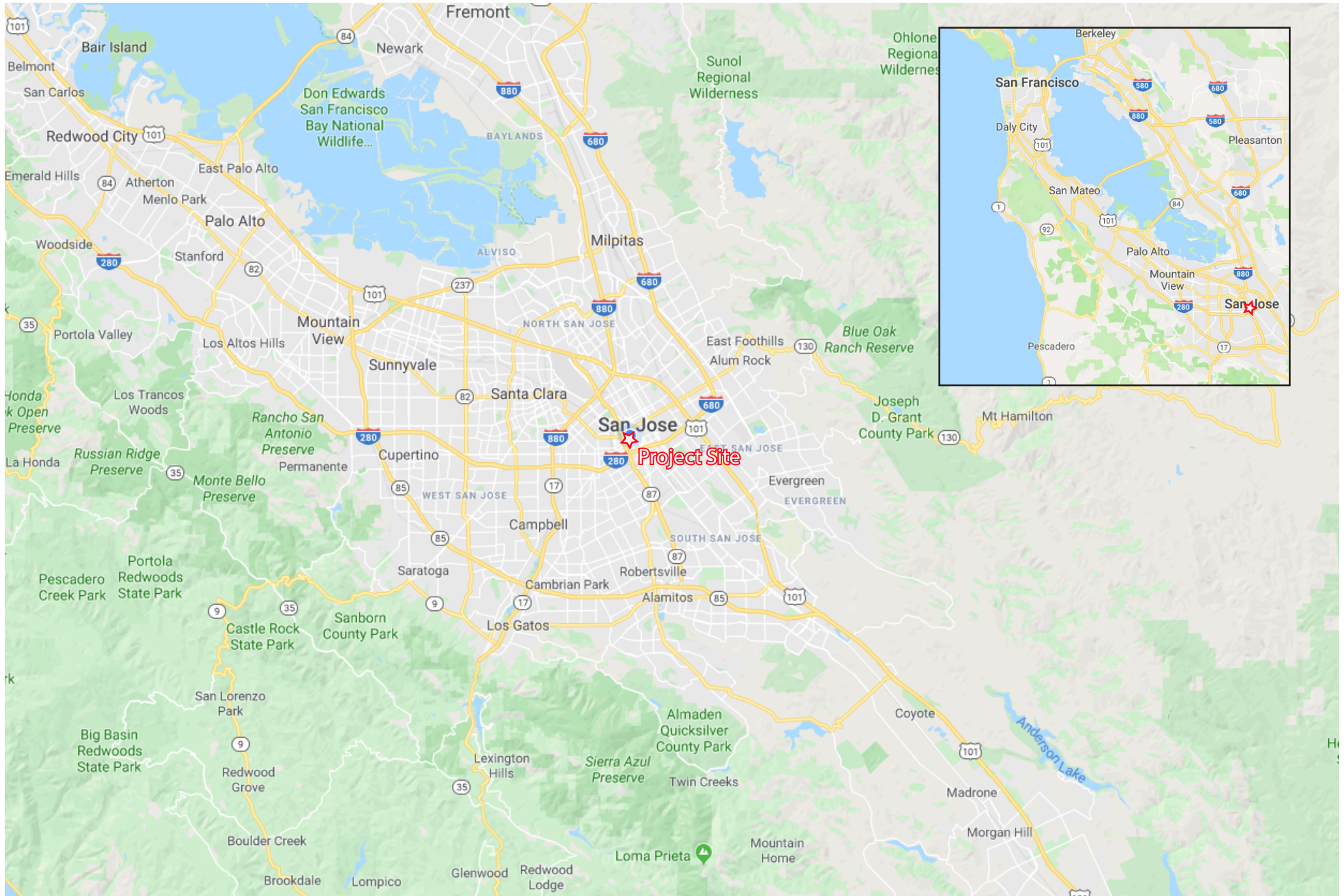
Proposed Demolition: The proposed Project involves demolition of 16 single-family residential structures and removal of on-site trees. The 16 single-family residential structures to be demolished are all low-density, single-family dwellings. These homes have all been purchased by the applicant and would not be occupied by residents requiring relocation assistance.

Excavation: The Project requires excavation to approximately 40 feet of depth to construct four levels of subterranean parking. The Project includes excavation of approximately 191,000 cubic yards of soil and hauling the excavated soil from the Project site.

Operations: Currently, the proponent anticipates leasing the office spaces.

Anticipated Project Approvals

1. General Plan Amendment
2. Site Development Permit
3. Parcel Map
4. Demolition Permit
5. Grading Permit
6. Building Permit
7. Public Works Clearances
8. Historic Preservation Permit



Source: Google Earth, 2020

Figure 1: Regional Location

Woz Way Project



Not to scale

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Source: Nearmap, 2020

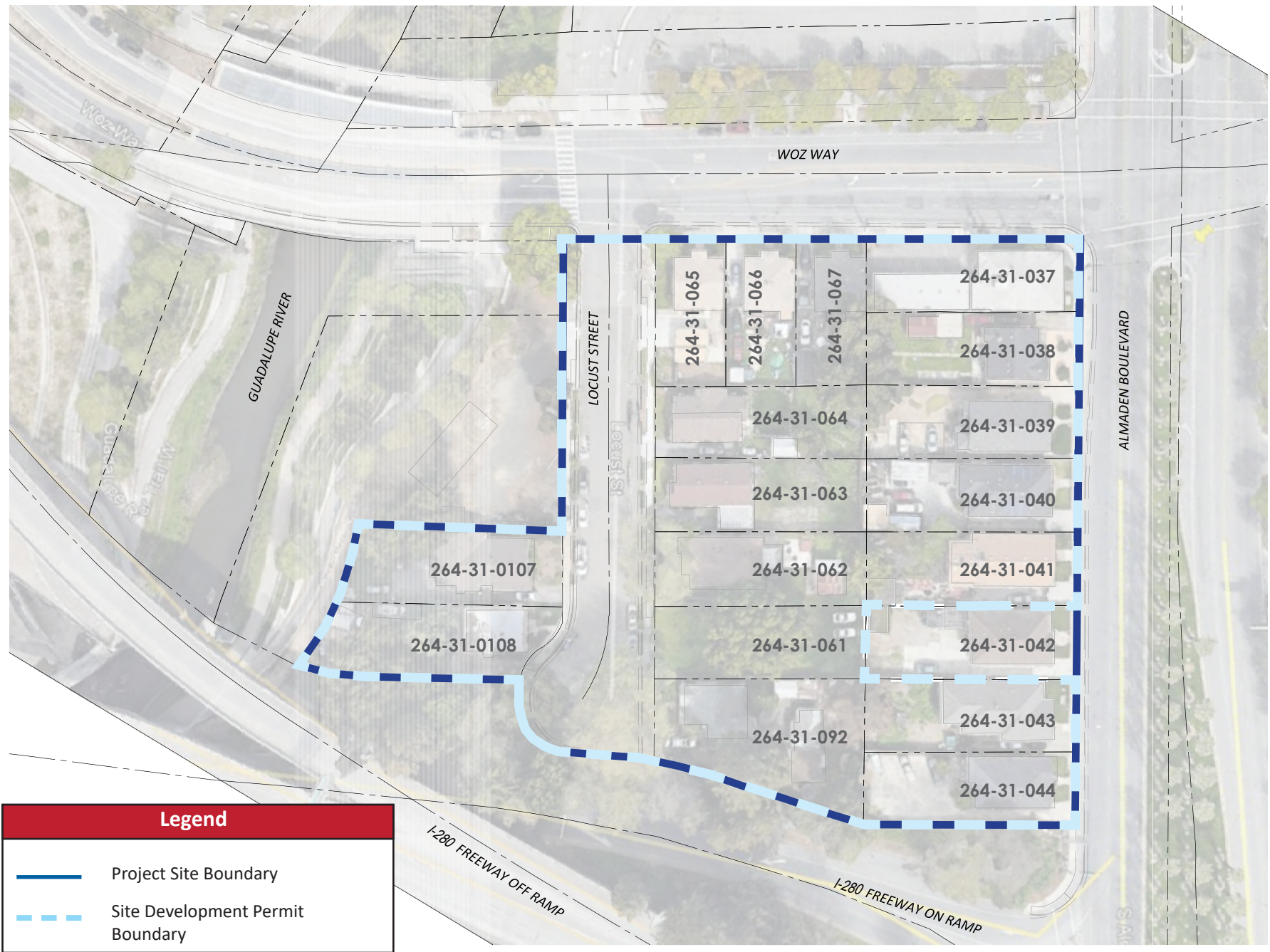
Figure 2: Project Vicinity Map

Woz Way Project



Not to scale

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Source: C2K Architecture, 2020

Figure 3: Assessor Parcel Map

Woz Way Project



Not to scale

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FREEWAY PERSPECTIVE LOOKING NORTHWEST



FREEWAY PERSPECTIVE LOOKING EAST



STREET PERSPECTIVE LOOKING SOUTHWEST FROM ALMADEN BLVD.



STREET PERSPECTIVE LOOKING WEST FROM ALMADEN BLVD.



FREEWAY PERSPECTIVE LOOKING NORTH



NORTHWEST PERSPECTIVE

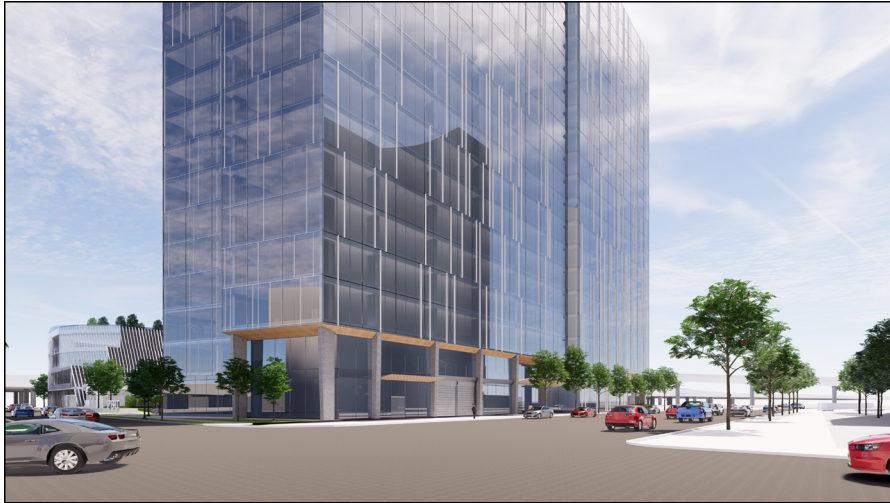
Source: C2K Architecture, 2020

Figure 4: Concept Rendering A

Woz Way Project

Not to scale

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STREET PERSPECTIVE LOOKING SOUTHWEST FROM ALMADEN BLVD.



STREET PERSPECTIVE LOOKING NORTHWEST FROM ALMADEN BLVD.



STREET PERSPECTIVE LOOKING SOUTHEAST FROM WOZ WAY



INTERNAL STREET PERSPECTIVE LOOKING WEST

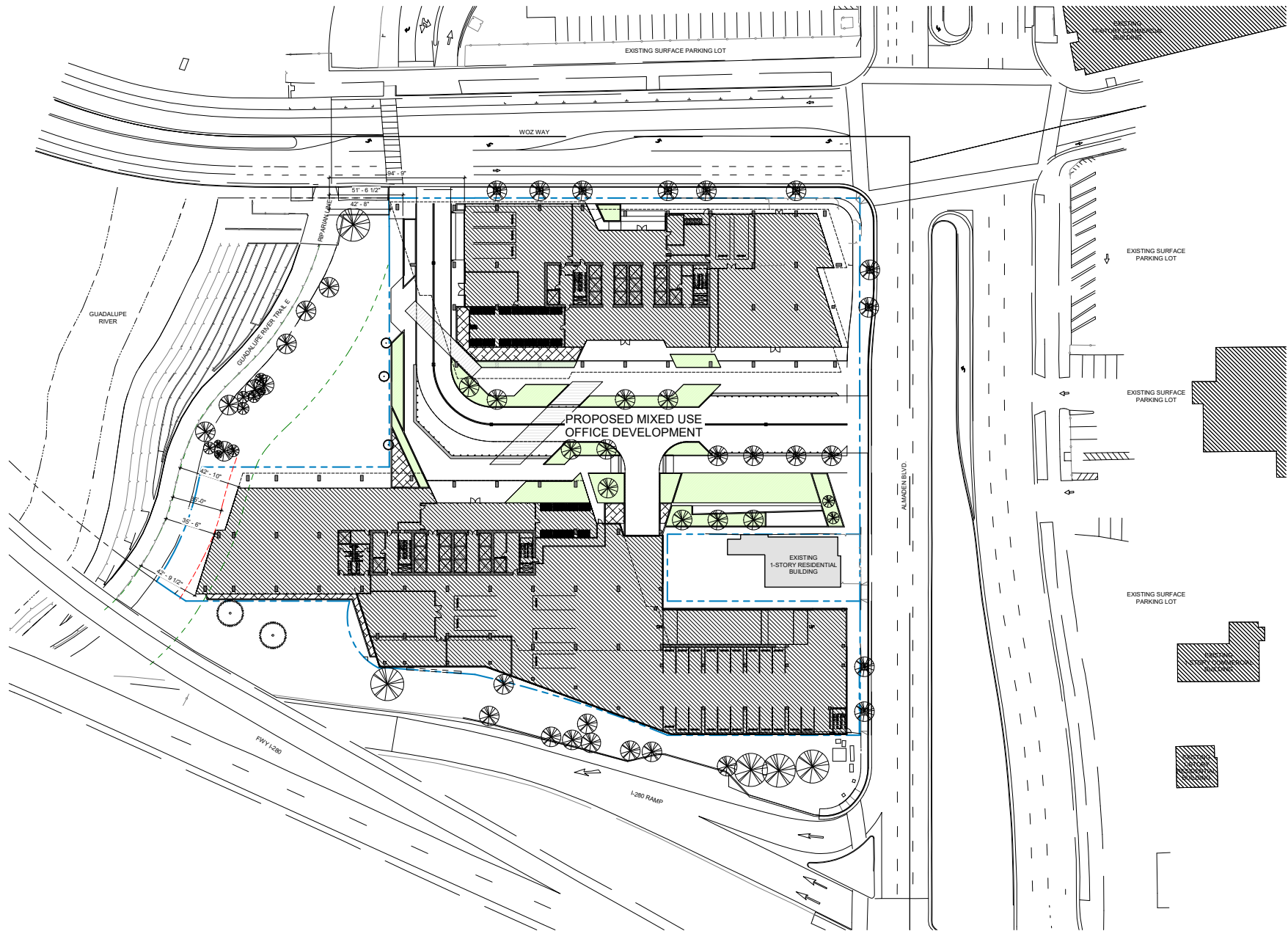
Source: C2K Architecture, 2020

Figure 5: Concept Rendering B

Woz Way Project

Not to scale

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Source: C2K Architecture, 2020

Figure 6: Site Map

Woz Way Project



Not to scale

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Potential Environmental Impacts of the Project

The SEIR will describe the existing environmental conditions on the Project site, discuss and analyze the impacts, and will identify the significant environmental effects anticipated to result from development of the proposed Project (both the GPA and the Site Development). Mitigation measures will be identified for potentially significant environmental impacts, as warranted. The analysis in the SEIR will include the following specific categories of environmental impacts and concerns related to the proposed Project. Additional subjects may be added at a later date, if new information becomes available.

1. Aesthetics & Visual Resources

The Project site is surrounded primarily by mixed-use commercial/retail/office uses and residential uses including single-story single-family homes. The SEIR will describe the existing visual setting of the Project area and discuss the visual changes that are anticipated to occur as a result of the Project, consistent with Senate Bill 743. The EIR will also discuss possible light and glare impacts from the development. If significant impacts related to visual resources and aesthetics are found, including shade and shadow impacts, mitigation measures will be identified.

2. Agricultural and Forestry Resources

The Project site is not located in an area with agricultural resources or forest lands.

3. Air Quality

The SEIR will address the regional air quality conditions in the Bay Area and discuss the Project's impacts to local and regional air quality based on the Bay Area Air Quality Management District (BAAQMD) thresholds. The SEIR will discuss sensitive receptors and temporary construction impacts to air quality. Mitigation measures, if found to be required, will be discussed.

4. Biological Resources

The Project site is within a developed and urbanized area of downtown San José. The Project site is currently developed with 17 single-family single-story residential homes, but contains trees and other vegetation.

The Project site is bordered to the west by the Guadalupe River, a riparian corridor and the Guadalupe River Park. The SEIR will discuss potential for overall loss of existing urban habitat, tree losses, and the proposed Project's consistency with the Santa Clara Valley Habitat Plan (Habitat Plan) and the City's policies and regulations pertaining to the biological resources. Additionally, the SEIR will address the Project's adherence to the City Council Riparian Corridor Protection and Bird Safe Design Policy (City Council 6-34), including riparian setbacks and bird safety design measures and the applicable conditions and setbacks from the SCVHP. Mitigation measures, if found to be required, will be discussed.

5. Cultural and Historic Resources, and Tribal Cultural Resources

The Project has seven existing structures that are listed in the City of San José Historic Resources Inventory and one existing structure that is listed as a Structure of Merit. A historical evaluation will address the existing structures on the Project site and their eligibility for listing on local, state, or federal registers. The SEIR will also address the potential for prehistoric, historic, archeologic, and tribal cultural resources. If cultural and historic resources are found to be significant, mitigation measures will be identified.

6. *Energy*

Implementation of the Project will result in an increased demand for energy on-site. The SEIR will address the increase in energy usage on-site and any proposed design measures to reduce energy consumption. Mitigation measures, if found to be required, will be discussed.

7. *Geology and Soils*

The Project site is located in the seismically active Bay Area region. The SEIR will discuss the possible geological impacts associated with existing soils, groundwater conditions on the Project site, and seismicity activity. Mitigation measures, if found to be required, will be discussed.

8. *Greenhouse Gas Emissions*

The SEIR will address the Project's contribution to regional and global greenhouse gas emissions impacts in compliance with SB 32 and based on the BAAQMD thresholds. Design features, as proposed, to reduce energy consumption, which in turn will reduce greenhouse gas emissions, will be analyzed. Mitigation measures will be identified for significant impacts.

9. *Hazards and Hazardous Materials*

The Project site is surrounded by commercial businesses and downtown residential land uses. In addition, I-280 northbound on-ramp is located directly southeast of the Project site. The SEIR will summarize known hazardous materials conditions on, and adjacent to, the Project site and will address the potential for hazardous materials impacts from the Project. Mitigation measures, if found to be required, will be discussed.

10. *Hydrology and Water Quality*

Based on Flood Insurance Rate Maps the proposed Project site is located in Zone X- an area of minimal flooding. The SEIR will address any possible flooding issues of the Project site as well as the effectiveness of the storm drainage system and the Project's effect on storm water quality consistent with the requirements of the Regional Water Quality Control Board. Mitigation measures, if found to be required, will be discussed.

11. *Land Use*

The Project site is located in a developed urbanized area surrounded by commercial, office, and residential land uses. The SEIR will describe the existing land uses adjacent to and within the Project area. This discussion will evaluate the Project's compatibility with existing and proposed land uses in the Project area. The SEIR will evaluate the Project's consistency with existing land use regulations including the City's Envision San José 2040 General Plan, zoning and municipal code, City's Design Guidelines, and the General Plan Urban Design Guidelines for Downtown. The SEIR will also analyze the shade and shadow impacts from the development. If significant impacts related to land use are found, mitigation measures will be identified.

12. *Mineral Resources*

The Project site is not located in an area known to have mineral resources. The Project will not hinder or preclude any existing mineral extraction operations.

13. Noise and Vibration

The Project site is located adjacent to South Almaden Boulevard and I-280, both major roadways with high traffic volumes. The Project site is located approximately 2.3 miles north of Norman Y. Mineta San José Airport. The SEIR will identify existing ambient noise and analyze potential impacts of operation and construction to the existing environment. Noise levels will be evaluated for consistency with applicable standards and guidelines from the City of San José. If noise and vibration impacts are found to be significant, mitigation measures will be identified.

14. Population and Housing

The SEIR will examine the Project's impact on population growth and housing in the City. The SEIR will evaluate the applicable regional and City plans, policies and regulations to the development. Mitigation measures, if found to be required, will be discussed.

15. Public Services

Implementation of the Project could potentially increase the population of the City which could result in an increased demand on public services, including police, fire protection, schools, and parks. The SEIR will address the availability of public services. Mitigation measures, if found to be required, will be discussed.

16. Recreation

The Project would not result in a direct increase of the City population and therefore would not result in any direct increased use of existing parks, trails, and recreation. The SEIR will examine the potential indirect effects of the Project on the City population, and whether any indirect effects may result in increased demand of existing parks, trails, and recreation centers. The SEIR will examine City policies, such as the Parkland Dedication Ordinance, to ensure the Project is consistent with City of San José policies.

17. Transportation and Circulation

The SEIR will evaluate the project's transportation impacts pursuant to Senate Bill 743 and the City's Transportation Analysis Policy (Council Policy 5-1). The Project's consistency with programs, plans, ordinances, or policies addressing the circulations system (including transit, roadway, bicycle, and pedestrian facilities) will be discussed in the SEIR. The Project's impact on Vehicle Miles Traveled (VMT) will be discussed. It will include a Local Transportation Analysis (LTA) to evaluate the proposed site access/circulation and intersections in the Project area to identify any necessary improvements.

18. Utilities and Service Systems

Implementation of the Project will result in an increased demand on utilities compared to existing conditions. The SEIR will examine the impacts of the Project on wastewater system, storm drains, water supply, and solid waste management. The SEIR will analyze applicable state, regional, and City plans and policies for consistency. Mitigation measures, if found to be required, will be discussed.

19. *Wildfire*

The Project site is located within a developed and urbanized area of downtown San José. The Project site is currently developed with 17 single-family residential structures and is not located near the urban wildland interface. The SEIR will discuss the Project's potential to exacerbate wildfire risks or expose Project occupants to wildlife risks including pollutants from wildfires.

20. *Alternatives*

Pursuant to CEQA Guidelines Section 15126.6, the SEIR will examine a range of reasonable alternatives to the 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 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.

21. *Significant Unavoidable Impacts*

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

22. *Cumulative Impacts*

Pursuant to CEQA Guidelines Section 15130, the SEIR 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. For example, the potential for shade and shadow effects from the Project site development on the Guadalupe River will be considered in the cumulative context with the separate project proposed immediately north of the Project site.⁴

23. *Other Sections*

In conformance with the CEQA Guidelines, the SEIR 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) areas of known controversy, 5) references, 6) organizations/ persons consulted, 6) SEIR author and consultants, and 7) appendices.

An Initial Study has been prepared (which will be incorporated in the SEIR as an appendix) to focus the SEIR on potentially significant issues pursuant to CEQA Guidelines Section 15178.

⁴ Construction of an approximately 2.8 million-square foot building on a 3.67-gross acre site, to replace the existing surface parking lot, is currently proposed for the property immediately north of the Project site, across Woz Way. A Notice of Preparation of an EIR for that project was filed in May 2019.