

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2018042072

Project Title: Garden Gate Tower
Lead Agency: City of San Jose - Planning, Building and Code Enforcement
Mailing Address: 200 E. Santa Clara St., Floor 3
City: San Jose Zip: 95113 County: Santa Clara

Project Location: County: Santa Clara City/Nearest Community: San Jose/South of First
Cross Streets: E Reed St and S 1st St Zip Code: 95113
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 0.4
Assessor's Parcel No.: 472-26-090 and -089
Within 2 Miles: State Hwy #: I-280 and SR 87 Waterways: Guadalupe River
Airports: Railways: Caltrain/Diridon Station Schools: Notre Dame HS

Document Type:
CEQA: [] NOP [] Early Cons [] Neg Dec [] Mit Neg Dec
[] Draft EIR [] Supplement/Subsequent EIR (Prior SCH No.) 2003042127
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Final Document [] Other

Local Action Type:
[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other: Special Use P.

Development Type:
[] Residential: Units 290 Acres
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. 4,840 Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:
[] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:
Zoning: DC- Downtown Core; General Plan Designation: Downtown
Project Description: (please use a separate page if necessary)
Option 1: Traditional Multi-Family Development - Development of a multi-family apartment building with up to 290 residential units and approximately 4,840 square feet of ground floor neighborhood oriented retail area. The total building area is approximately 513,333 square feet.
Option 2: Co-Living Community Option - Development of up to 850 bedrooms in a Co-Living Community configuration with a combined total of approximately 510,738 square feet (including open space areas). The ground level will include approximately 6,000 square feet of retail, lobby and a loading area.
Both options propose a development of a 27-floor building with a maximum height of approximately 283 feet.

State Clearinghouse Contact: A.H. (916) 445-0613
State Review Began: 7-15-2019
SCH COMPLIANCE 8-29-2019

Project Sent to the following State Agencies

- Resources: Boating & Waterways, Central Valley Flood Prot., Coastal Comm, Colorado Rvr Bd, Conservation, CDFW # 3, Cal Fire, Historic Preservation, Parks & Rec, Bay Cons & Dev Comm, DWR
Cal EPA: ARB: Airport & Freight, ARB: Transportation Projects, ARB: Major Industrial/Energy Resources, Recycl. & Recovery, SWRCB: Div. of Drinking Water, SWRCB: Div. Drinking Wtr #, SWRCB: Div. Financial Assist., SWRCB: Wtr Quality, SWRCB: Wtr Rights, Reg. WQCB # 2, Toxic Sub Ctrl-CTC
Yth/Adlt Corrections: Corrections
Independent Comm: Delta Protection Comm, Delta Stewardship Council, Energy Commission, NAHC, Public Utilities Comm, Santa Monica Bay Restoration, State Lands Comm, Tahoe Rgl Plan Agency, Conservancy
Other: General Services

Note: Review per Lead

Please note State Clearinghouse Number (SCH#) on all Comments
SCH#: 2018042072
Please forward late comments directly to the Lead Agency

AQMD/APCD 20/2
(Resources: 7/20)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>4</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>2</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>3</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date July 15, 2019 Ending Date August 29, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn and Associates</u>	Applicant: <u>KT Urban</u>
Address: <u>100 West San Fernando Street, Suite #250</u>	Address: <u>21720 Stevens Creek Blvd, Suite 200</u>
City/State/Zip: <u>San Jose, CA 95113</u>	City/State/Zip: <u>Cupertino, CA 95014</u>
Contact: <u>Laura Worthington-Forbes</u>	Phone: <u>(408) 257-2100</u>
Phone: <u>(669) 800-4147</u>	

Signature of Lead Agency Representative:  Date: 07/10/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.