

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 # 2019070270

Project Title: Avenues: The World Schools

Lead Agency: City of San Jose, Department of Planning, Building, and Code Enforcement

Contact Person: Meenaxi Raval

Mailing Address: 200 East Santa Clara Street, 3rd Floor

Phone: 408-535-7895

City: San Jose

Zip: 95113

County: Santa Clara County

Project Location: County: Santa Clara County City/Nearest Community: San Jose

Cross Streets: Meridian Avenue, Parkmoor and Race Street, Parkmoor Avenue **Zip Code:** 95126

Longitude/Latitude (degrees, minutes and seconds): 37 ° 19 ' 07 " N / 121 ° 54 ' 49.49 " W **Total Acres:** 11.87 acres

Assessor's Parcel No.: 264-08-060, 063, 066, 067, 071, 072, 077, 078

Section: _____ **Twp.:** _____ **Range:** _____ **Base:** _____

Within 2 Miles: State Hwy #: I-280

Waterways: Los Gatos Creek

Airports: San Jose International

Railways: VTA Light Rail

Schools: BASIS Independent Private Schools

Document Type:

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> CEQA: <input type="checkbox"/> NOP | <input checked="" type="checkbox"/> Draft EIR | <input type="checkbox"/> NEPA: <input type="checkbox"/> NOI | <input type="checkbox"/> Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: Project |

Development Type:

- | | |
|--|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input checked="" type="checkbox"/> Educational: Private School [pre-kindergarten through 12th grade school] | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input checked="" type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Sewer Capacity | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation | <input checked="" type="checkbox"/> Other: Energy, GHG, and Wildfire |

Present Land Use/Zoning/General Plan Designation:

General Plan Land Use Designation is CIC-Combined Industrial/Commercial and Zoning is IP-Industrial Park

Project Description: (please use a separate page if necessary)

Avenues: The World School, the proposed project is a private, regionally serving pre-kindergarten through 12th grade school, for approximately 2,744 students and 480 daytime employees, including 285 faculty. The project includes seven buildings, approximately 642 vehicle parking spaces, and 751 bicycle parking spaces on the 11.87-acre project site. The project also includes outdoor recreational spaces for students and landscaping throughout the site. The project site is currently developed with three office buildings (550 Meridian, 570 Meridian, 1401 Parkmoor Avenue), multiple warehouses (691, 581, 529 Race Street), parking garage, existing surface parking lots and associated landscaping. The site currently includes 362,568 square feet of existing buildings comprised of approximately 150,426 square-foot of warehouse structures and 212,142 square feet of office space. The proposed school campus development would include both adaptive re-use of two existing buildings (550 Meridian, 570 Meridian) and new construction, resulting in a total of seven buildings, a theater, gymnasium and aquatic center, administrative space, and a sports field. Full build-out of the proposed project would include up to approximately 460,000 square feet of new development above grade and 80,000 gross square feet of basement area.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

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

- | | |
|---|--|
| <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 # 4 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 2 |
| <input checked="" type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" 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 # 3 | <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 | <input checked="" type="checkbox"/> Other: <u>Santa Clara Valley Transportation Agency [VTA]</u> |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date March 27, 2020 Ending Date May 10, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>David J. Powers & Associates</u>	Applicant: <u>Stephen R. Hanon, Avenues World Holdings L.L.C.</u>
Address: <u>1871 The Alameda, Suite 200</u>	Address: <u>11 Madison Square North</u>
City/State/Zip: <u>San Jose, CA 95126</u>	City/State/Zip: <u>17th Floor, New York, NY 10010</u>
Contact: <u>Pooja Nagrath</u>	Phone: <u>(646) 625-7628</u>
Phone: <u>408-454-3420</u>	

Signature of Lead Agency Representative: _____

Date: 3/20/2020

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