

**NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
SUNSET MIXED USE COMPLEX PROJECT**

FILE NO: CP20-001/ER20-103
PROJECT APPLICANT: Silicon Sage Builders (Attn: Shaivali
Desai)
APN: 481-07-016, -017, -018, -019, -020, -
027, and -028

Project Description: A Conditional Use Permit to allow for the demolition of all existing buildings on-site and construction a mixed-use building complex comprised of four five-story buildings. The four buildings combined would have up to 796 residential units. A combined total of approximately 30,000 square feet of ground floor retail would be divided between the buildings on the north end of North Sunset Avenue and the corner of Alum Rock Avenue and Jose Figueres Avenue. The project proposes an approximately 21,780 square foot public park which would be located at the south east corner of the project site and other private open space would be divided between the grade level and podium level. The project would have a combined total of up to 942 parking spaces with stackers on the ground floor. The remaining floors would consist of residential units.

Location: The approximately 11.42-gross acre project site is comprised of seven parcels located on the north side of Alum Rock Avenue between Castlecrest Drive and Jose Figueres Avenue in the City of San José.

As the Lead Agency, the City of San José will prepare an Environmental Impact Report (EIR) 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 EIR may be used by your agency when considering subsequent approvals related to the project.

A virtual joint community and environmental public scoping meeting for this project will be held via Zoom:

When: Monday, August 31, 2020 from 6:30pm to 8:00pm

Meeting Link: <https://sanjoseca.zoom.us/j/94750238695>

The live meeting will be recorded. Participants can participate in the meeting with the Zoom app on their computer or mobile device, through their computer's web browser, or through phone. Additional instructions for Zoom participation are provided below to those members of the Public who would like to comment. **Additional instructions will also be available on the project web page in www.sanjoseca.gov/planning (navigate to "Projects of High Interest" page) and in the future meeting agenda.**

Electronic device instructions:

For participants who would like to join electronically from a web browser please use the Meeting Link URL. Ensure your device has audio input and output capabilities. During the session, if you would like to comment, use the 'raise hand' feature in Zoom conference call or click *9 to raise a hand to speak.

Telephone device instructions:

For participants who would like to join telephonically please dial 888-475-4499 (Toll Free). When prompted, enter meeting ID: 947 5023 8695. You may also click *9 to raise a hand to speak during the meeting.

Questions or Public Comments prior to meeting:

If you have questions regarding the virtual community meeting or would like to submit your comments prior to the meeting, please e-mail Thai-Chau.Le@sanjoseca.gov. Comments submitted prior to this meeting will be considered as if you were present in the meeting.

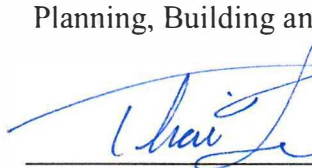
The project description, location, and probable environmental effects that will be analyzed in the EIR for the project can be found on the City's Active EIRs website at www.sanjoseca.gov/activeeirs, including the EIR Scoping Meeting information. According to State law, the deadline for your response is 30 days after receipt of this notice. However, responses earlier than 30 days are always welcome. 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: Thai-Chau Le, Environmental Project Manager
200 East Santa Clara Street, 3rd Floor Tower
San José CA 95113-1905
Phone: (408) 535-5658, e-mail: Thai-Chau.Le@sanjoseca.gov

Rosalynn Hughey, Director
Planning, Building and Code Enforcement

7/23/2020

Date



Deputy

Circulation period: **July 28, 2020, and ends on September 14, 2020**

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE ALUM ROCK MIXED-USE PROJECT

July 2020

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 sufficient information 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.

The EIR 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 EIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, probable environmental impacts, and mitigation measures;
- Alternatives to the project; 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.

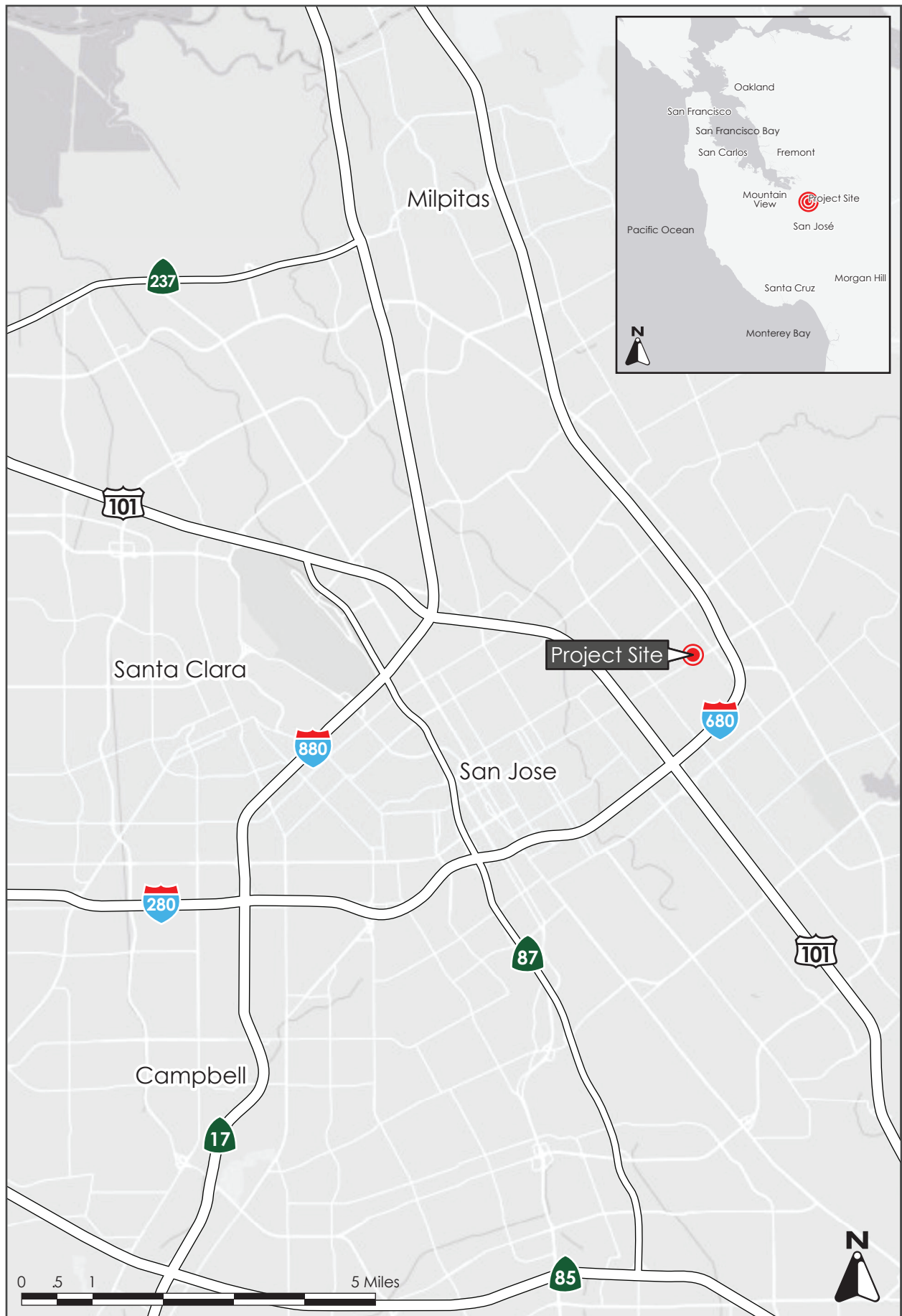
B. PROJECT LOCATION

The approximately 11.42-gross acre project site is comprised of seven parcels (Accessor Parcel Numbers [APNs] 481-07-016, -017, -018, -019, -020, -027, and -028) located on the north side of Alum Rock Avenue between Castlecrest Drive and Jose Figueres Avenue in the City of San José. The project site is currently developed with industrial and commercial uses. Regional, vicinity, and aerial maps, and a conceptual site plan of the project site are attached as Figures 1, 2, 3 and 4, respectively.

C. DESCRIPTION OF THE PROJECT

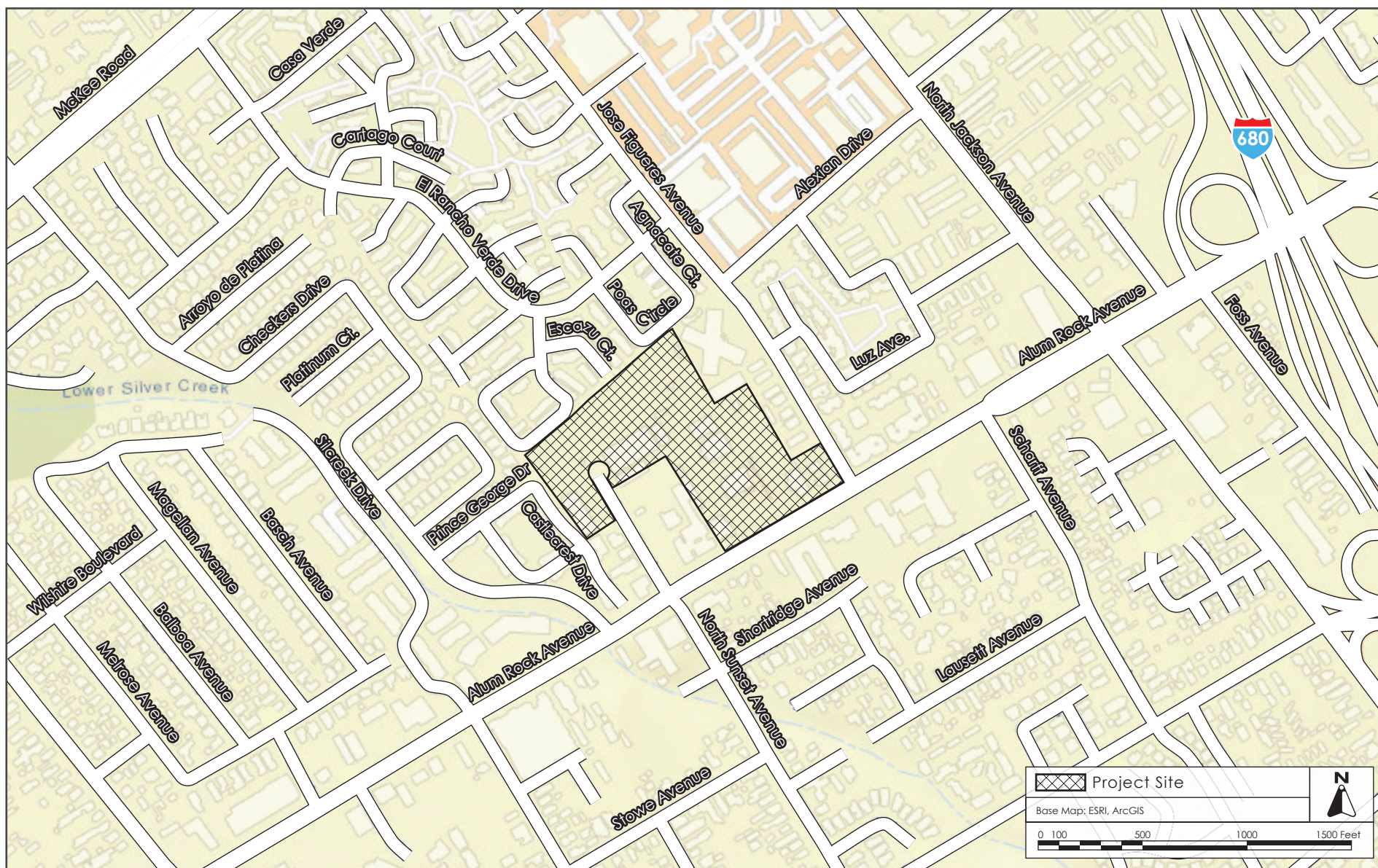
Project Description

As proposed, the project would demolish the existing buildings on-site and construct a mixed-use building complex comprised of four five-story buildings. The four buildings combined would have up to 796 residential units. A combined total of approximately 30,000 square feet of ground floor retail would be divided between the buildings on the north end of North Sunset Avenue and the



REGIONAL MAP

FIGURE 1



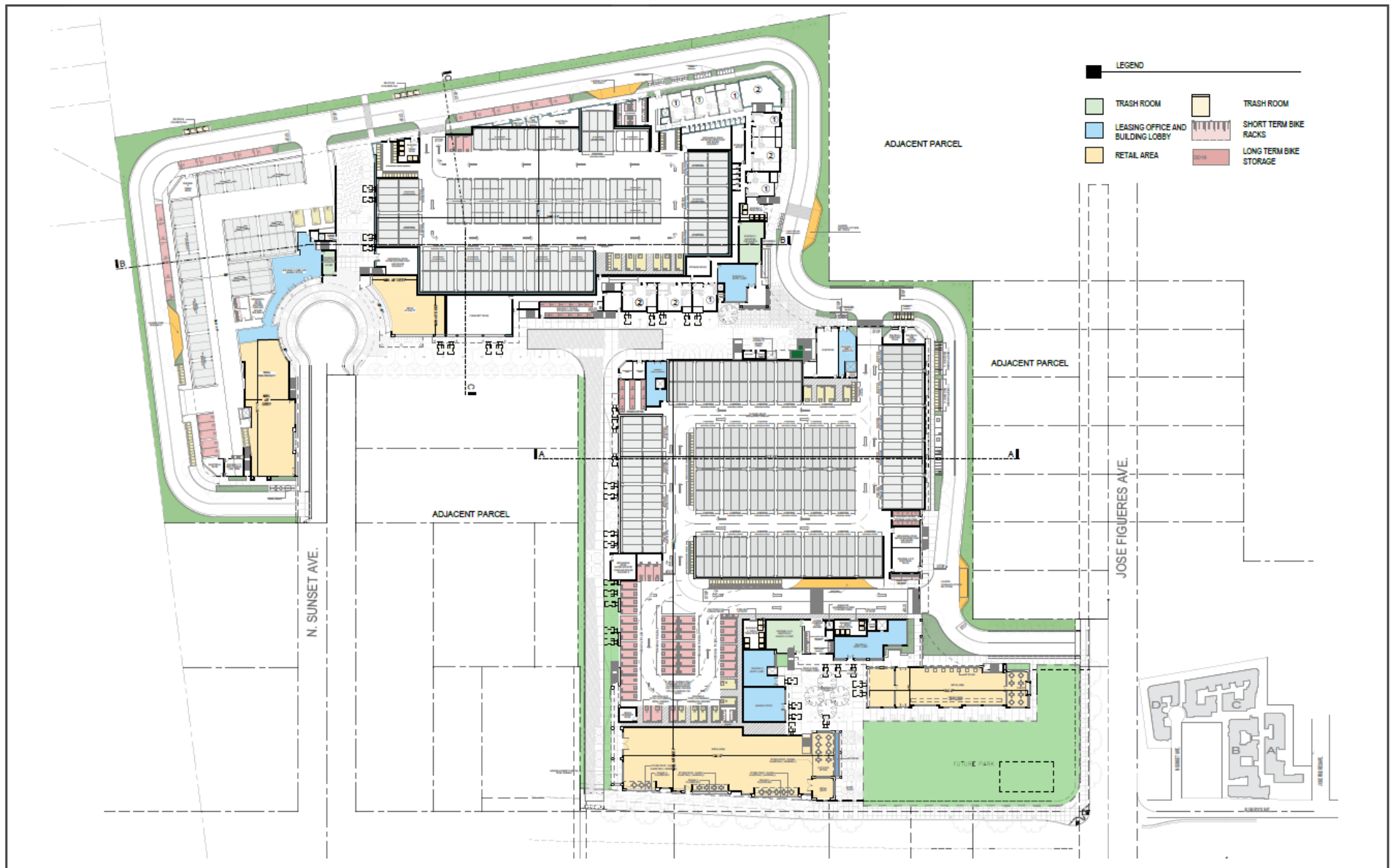
VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3



CONCEPTUAL SITE PLAN - GROUND FLOOR

FIGURE 4

corner of Alum Rock Avenue and Jose Figueres Avenue. The project proposes an approximately 21,780 square foot public park which would be located at the south east corner of the project site and other private open space would be divided between the grade level and podium level. The project would have a combined total of up to 942 parking spaces with stackers on the ground floor. The remaining floors would consist of residential units.

Required Project Approvals

1. Tentative Map
2. Demolition Permit(s)
3. Grading Permit(s)
4. Building Permit(s)
5. Conditional Use Permit, Special Use Permit and Site Development Permits
6. Department of Public Works Clearance

D. POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT

The EIR will identify the significant environmental effects anticipated to result from development of the project as proposed. Mitigation measures will be identified for significant impacts, as warranted. The EIR will include the following specific environmental categories as related to the proposed project:

1) *Aesthetics*

The proposed development would demolish the existing structures on-site and construct a mixed-use building complex. The EIR will describe the existing visual setting of the project area and the changes that are anticipated to occur as a result of the proposed project. The EIR will also discuss possible light and glare issues from the development.

2) *Air Quality*

The EIR will describe the existing air quality conditions in the Bay Area and will evaluate the proposed project's construction and operational impacts to local and regional air quality in accordance with the 2017 Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines and thresholds.

3) *Biological Resources*

Habitats in the project area are low in species diversity and include predominately urban adapted birds and animals. The EIR will address the loss of trees within, and adjacent to, the construction zones. In addition, the EIR will identify and discuss the project's biological impacts during construction and operation and the project's consistency with the Santa Clara Valley Habitat Plan.

4) *Cultural Resources*

The EIR will identify and discuss potential subsurface archaeological resource impacts from project construction. The buildings on-site were constructed in the 1950s-1960s and some

may qualify as historic buildings. The EIR will address any known existing cultural resources on and adjacent to the site.

5) *Energy*

Implementation of the proposed project would result in an increased demand for energy on-site. The EIR will discuss the increase in energy usage on-site and energy efficiency measures proposed by the project.

6) *Geology and Soils*

The EIR will describe the existing geologic and soil conditions and discuss the possible geological impacts associated with seismic activity and the existing on-site soil conditions.

7) *Greenhouse Gas Emissions*

The EIR will address the project's contribution to regional and global greenhouse gas (GHG) emissions based on BAAQMD thresholds and consistency with policies adopted by the City of San José for reducing GHG emissions. Proposed design measures to reduce energy consumption, which in turn would reduce GHG emissions, will be discussed.

8) *Hazards and Hazardous Materials*

The EIR will address existing hazards or hazardous material conditions on and in the vicinity of the site and will address the potential for hazardous materials impacts to result from implementation of the proposed project.

9) *Hydrology and Water Quality*

The EIR will address the project's impact to the storm drainage system. In addition, the EIR will address possible flooding issues and the project's effect on storm water quality consistent with the requirements of the Regional Water Quality Control Board (RWQCB).

10) *Land Use*

The project site is located within a developed area of San José. The EIR will describe the existing land uses adjacent to the site. Land use impacts that would occur as a result of the proposed project will be analyzed, including the consistency of the project with land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect.

11) *Noise and Vibration*

Noise levels in the project area are primarily influenced by vehicular noise on surrounding roadways. The EIR will discuss noise and vibration that would result from the construction and operation of the proposed project (including noise from project generated traffic) and its impact on nearby sensitive receptors. Noise levels will be evaluated for consistency with

applicable noise standards and guidelines. Additionally, the EIR will evaluate the effects of vibration during project construction on adjacent buildings.

12) *Population and Housing*

The project would construct up to 798 residential units. The EIR will discuss the existing population and housing conditions and the project's effect on housing within the City.

13) *Public Services*

Implementation of the proposed project would increase the resident and employee population of the City which could result in an increased demand on public services, including school, police and fire protection, libraries, and recreational facilities. The EIR will address the availability of public facilities and services and the project's potential to result in adverse physical impacts to the service facilities.

14) *Transportation*

The EIR will evaluate the project's transportation impacts pursuant to Senate Bill 743 and the City's Transportation 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 EIR.

15) *Tribal Cultural Resources*

The EIR will discuss the project's potential to impact tribal cultural resources under Assembly Bill 52.

16) *Utilities and Service Systems*

Implementation of the proposed project could result in an increased demand on utilities and service systems compared to existing conditions. The EIR will examine the impacts of the project on utilities and service systems, including the sanitary sewer and storm drainage systems, water supply, and solid waste management.

17) *Wildfire*

The proposed project is located within a developed area of San José. The EIR will discuss project impacts on adopted emergency response and evacuation plans and risk due to wildfire.

18) *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. Mitigation and avoidance measures will be identified for significant cumulative impacts, as

appropriate.

19) *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.

20) *Other CEQA Sections*

The EIR will include other sections required by CEQA, including growth inducing impacts, significant and irreversible environmental changes, significant unavoidable impacts, references, and authors.