

**NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE ALMADEN VILLAS PROJECT**

FILE NOS: SP20-013/T20-014
PROJECT APPLICANT: Sam Nemazie
APN: 456-03-003

Project Description: The project includes a Special Use Permit to allow the demolition of two vacant existing structures and construction of a six-story, 90,323 square-foot multi-family residential building consisting of 62 residential units with a one-story, at-grade parking garage. Nine of the 62 units will be designated for affordable housing. The building would have a maximum height of approximately 78 feet from grade to the top of the stairwell, with a roof amenity deck and a yoga/exercise area, on an approximately 0.57-gross acre site. The project also includes an application for a Tentative Map for condominium purposes.

Location: 1747 Almaden Road, west of Almaden Road, approximately 380 feet south of Willow Glen Way. Assessor's Parcel Number (APN) 456-03-003)

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.

An online joint community and environmental public scoping meeting for this project will be held:

When: Thursday, November 12, 2020 from 6:00 p.m. to 7:30 p.m.

Where: Via Zoom (see instructions below)

The live meeting will be recorded. You will be muted upon entry to the meeting. Please do not unmute yourself until the presenter has called on you to speak. If you have not participated in a Zoom meeting before, we encourage you to download the Zoom application to your phone, tablet, or computer and feel free to log in early to troubleshoot any technical issues that may arise. Participants who are unable to install Zoom on their computer or mobile device can join a meeting through their computer's web browser. Meeting function maybe limited on a web browser. Zoom currently works best with Google Chrome, Apple Safari, Mozilla Firefox, and Chromium Edge.

Electronic device instructions:

For participants who would like to join electronically from a PC, Mac, iPad, iPhone, or Android device, please click this URL: <https://sanjoseca.zoom.us/j/95498660735>

Please ensure your device has audio input and output capabilities. During the session, if you would like to comment, please use the 'raise hand' feature in Zoom conference call or click *9 to raise a hand to speak.

1. Use a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
2. Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
3. Enter an email address and name. The name will be visible online and will be used to notify you that it is your turn to speak.
4. If you wish to speak during open forum, click on "raise hand." Speakers will be notified shortly before they are called to speak.
5. When called, please limit your remarks to the time limit allotted.

Telephone device instructions:

For participants who would like to join telephonically please **dial (408) 638-0968 or (888) 475-4499 (Toll Free)** and, when prompted, enter meeting **ID: 954 9866 0735** You may also click *9 to raise a hand to speak.

Questions or Public Comments prior to meeting:

If you have questions regarding the meeting or would like to submit your comments prior to the meeting, please e-mail Kenneth.Rosales@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, we would appreciate an earlier response, if possible. Please identify a contact person, and send your response to:

City of San José, Department of Planning, Building and Code Enforcement
Attn: Kenneth Rosales, Environmental Project Manager
200 East Santa Clara Street, 3rd Floor Tower
San José CA 95113-1905
Email: Kenneth.Rosales@sanjoseca.gov

Rosalynn Hughey, Director
Planning, Building and Code Enforcement


Deputy

10/22/2020
Date

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October 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.

An EIR is prepared when it is determined by the discretionary authority that a project may have a significant effect on the environment. As the Lead Agency, the City of San José will prepare an EIR to address the environmental effects of the proposed Almaden Villas 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.

An Initial Study has been prepared, which will be incorporated into the EIR to focus the EIR on potentially significant issues pursuant to CEQA Guidelines 15178. In accordance with the requirements Sections 15120 et. seq. of the CEQA Guidelines, 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.

Project Location

The approximately 0.57-gross acre (Assessor Parcel Number [APN] 456-03-003), is located at 1747 Almaden Road, west of Almaden Road, approximately 380 feet south of Willow Glen Way, south of Downtown San José (refer to Figure 1).

Currently, the site is developed with two vacant commercial buildings that were historically occupied by auto body and various repair shops. A regional and vicinity map showing the site and surrounding land uses are presented in Figure 2.

Project Description

The project would demolish the two existing structures and construct a six-story, approximately 90,323 square foot, multi-family residential building with 62 residential units on an approximately 0.57-gross acres site. Nine units (15% of the total provided units on-site) will be designated for affordable housing. The project proposes an alternative parking arrangement, including the use of puzzle lifts and stacked lift parking, to accommodate 87 parking spaces in the one-story, at-grade garage. Eleven bicycle parking spaces would be also provided in the garage. The building would have a maximum height of approximately 78 feet from grade to top of the stairwell. The project also includes an application for a Tentative Map for condominium purposes.

Proposed residential amenities include a ground-level garden and dog run area; a second-floor community deck with barbeque pits, community kitchen, and club room; and a roof-level lounge patio space, gardening area, and yoga/exercise deck. Floors three through six would have community amenity rooms. Please refer to Figures 3 to 5 for the site plan, floor plans, elevations, and renderings.

Project Approvals Anticipated to be Required

1. Special Use Permit
2. Tentative Map
3. Grading Permit(s)
4. Department of Public Works Clearances
5. Building Permit(s)
6. Demolition Permit(s)

Potential Environmental Impacts 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 and analyze the following specific environmental categories as related to the proposed project:

- **Aesthetics** – The proposed development would demolish the two existing structures on-site and construct a six-story, multi-family residential building. 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 shade and possible light and glare issues from the development and evaluate the project's consistency with the City of San José General Plan policies pertaining to visual and aesthetic impacts and applicable City Design Guidelines.
- **Air Quality** – The EIR will address the regional air quality conditions in the Bay Area and discuss 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.
- **Biological Resources** – Given the site has been developed, its biological diversity is considered low, and therefore, would predominantly include 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 Conservation Plan.

- **Cultural Resources** – The project site has a moderate to high potential for Native American resources, due to its proximity to the Guadalupe River. The EIR will identify and discuss potential subsurface archaeological resource impacts from project construction. The project does not contain any historic structures nor is it in proximity to any known historic structure.
- **Energy** – Implementation of the proposed project would result in an increased demand for on-site energy. The EIR will discuss the increase in on-site energy usage and energy efficiency measures proposed by the project.
- **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.
- **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. The EIR will discuss proposed design measures to reduce energy consumption, which in turn would reduce GHG emissions.
- **Hazards and Hazardous Materials** – The EIR will describe existing known hazardous materials conditions on and adjacent to the site and will address the potential for hazardous materials impacts to result from implementation of the proposed project.
- **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).
- **Land Use** – The project site is located within a developed area of San José surrounded by residential, commercial, and heavy industrial land uses. 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.
- **Noise and Vibration** – Noise levels in the project area are primarily influenced by vehicular noise on surrounding roadways and aircraft associated with the Norman Y. Mineta San José International Airport. 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. In addition, the EIR will evaluate construction-related vibration effects on adjacent buildings.

- **Population and Housing** – The project would construct up to 62 residential units. The EIR will discuss the existing population and housing conditions and if the project would induce substantial growth.
- **Public Services** – Implementation of the proposed project would increase the resident 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.
- **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 circulation system (including transit, roadway, bicycle, and pedestrian facilities) will be also discussed in the EIR.
- **Tribal Cultural Resources** – The EIR will discuss the project’s potential to impact tribal cultural resources under Assembly Bill 52.
- **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.
- **Other Topic Areas** – The EIR will address the project’s impacts on Agriculture and Forestry Resources, Mineral Resources, and the Wildfire resource category consistent with the CEQA checklist. These discussions will be based, in part, upon information provided by the project applicant, as well as the City’s General Plan EIR and other available technical data.
- **Cumulative Impacts** – Section 15130 of the CEQA Guidelines will require the EIR to discuss the cumulative impacts resulting from the project when combined with other past, present, and reasonably foreseeable development in the area.
- **Alternatives** – The EIR will examine alternatives to the proposed project, including a “No Project” alternative, as required by CEQA. Alternatives discussed will be chosen based on their ability to reduce or avoid identified significant impacts of the proposed project while achieving most of the identified objectives of the project.
- **Other CEQA Sections** – The EIR will also include other sections required by CEQA, including growth inducing impacts, significant and irreversible environmental changes, significant unavoidable impacts, references, authors, and appendices.



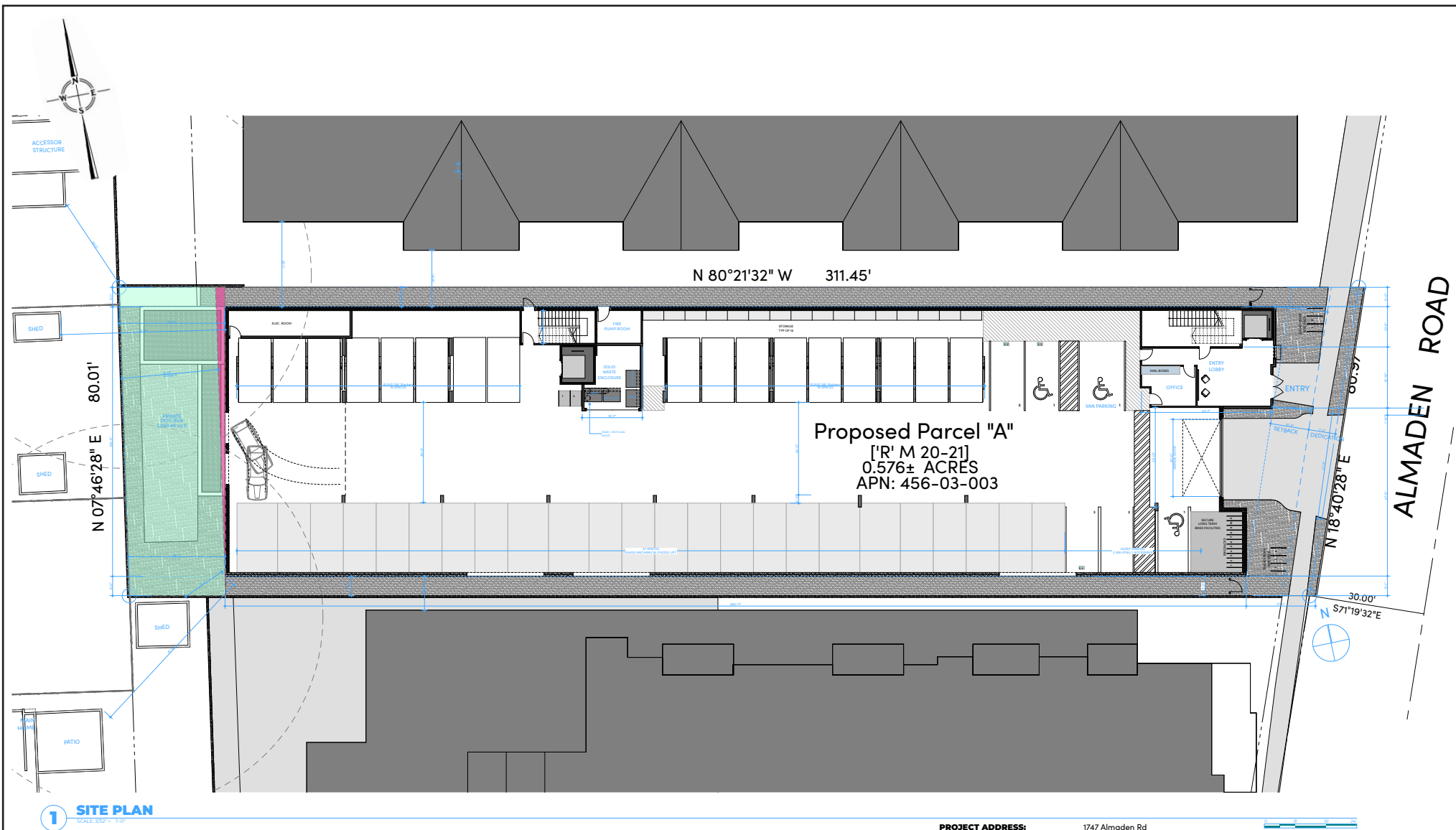
Regional Map

Almaden Villas
Notice of Preparation

Figure
1



Vicinity Map



PROJECT ADDRESS:	1747 Almaden Rd San Jose, CA 95125
Planning Application:	PD19-030
APN:	456-03-003
Lot Area:	25,090.56 sq. ft. (0.576 acres)
Construction Type:	Type 3A - Sprinklered Max ht = 65'-0" Occupied Floor - 76'-8" Top of Elev / Stair
Occupancy:	R-2 Residential, S - Storage (Garage)
Zoning:	R-M - Multifamily Residential
General Plan:	Urban Residential
Density:	30-95 du/acre
Height:	up to 12 Stories
F.A.R.:	1.0 - 4.0
	Proposed: 107.64 du/acre Proposed: 65'-0" T.O. ROOF Proposed: 3.60 F.A.R. (90,323 SF)

Source: Mayberry Workshop, June 2020

Conceptual Site Plan - Ground Floor

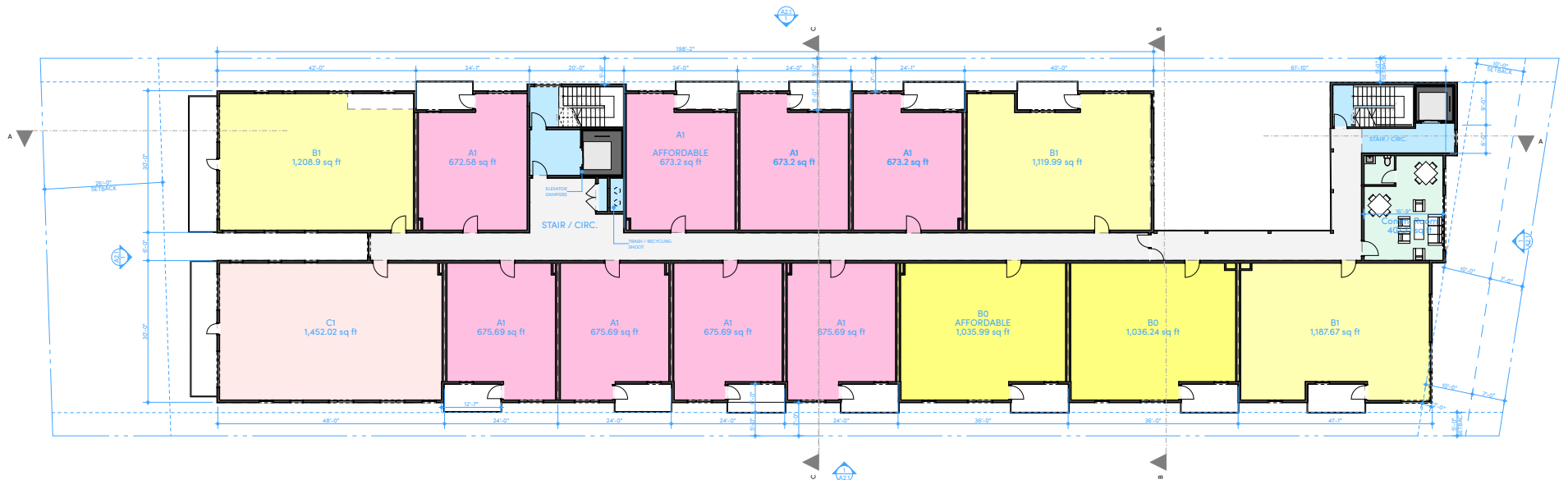
Almaden Villas
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Figure
3a



1 SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"



2 THIRD FLOOR PLAN

SCALE: 3/32" = 1'-0"

Source: Mayberry Workshop, June 2020

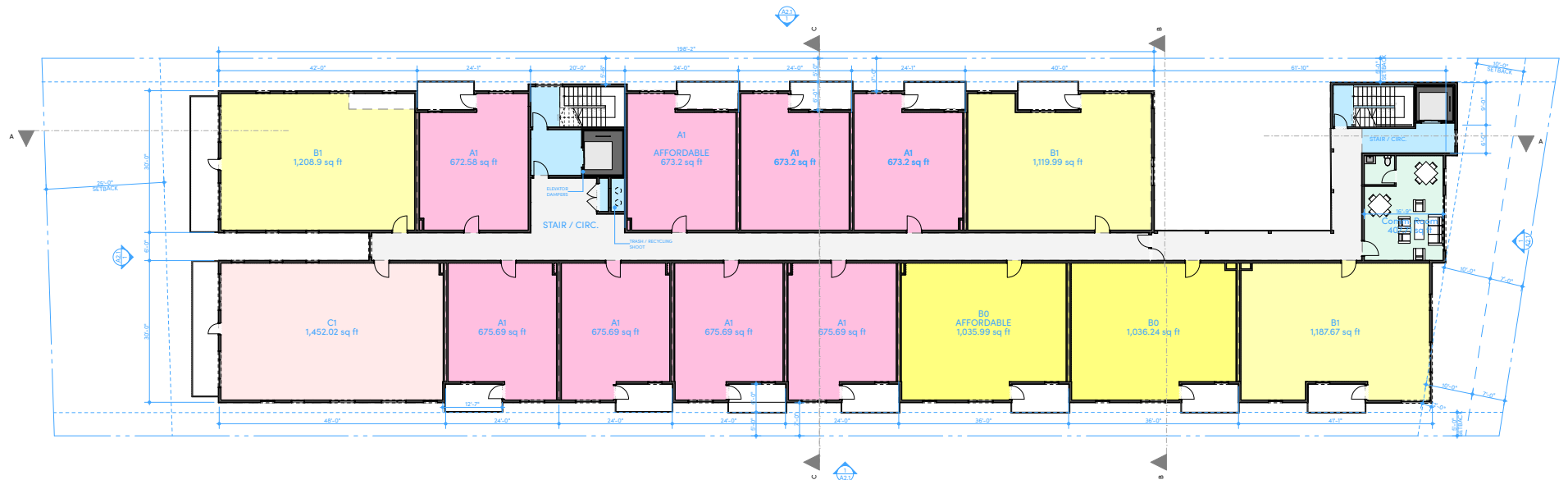
Conceptual Site Plan - Second & Third Floors

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Figure
3b



1 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

Source: Mayberry Workshop, June 2020

Conceptual Site Plan - Fourth & Fifth Floors

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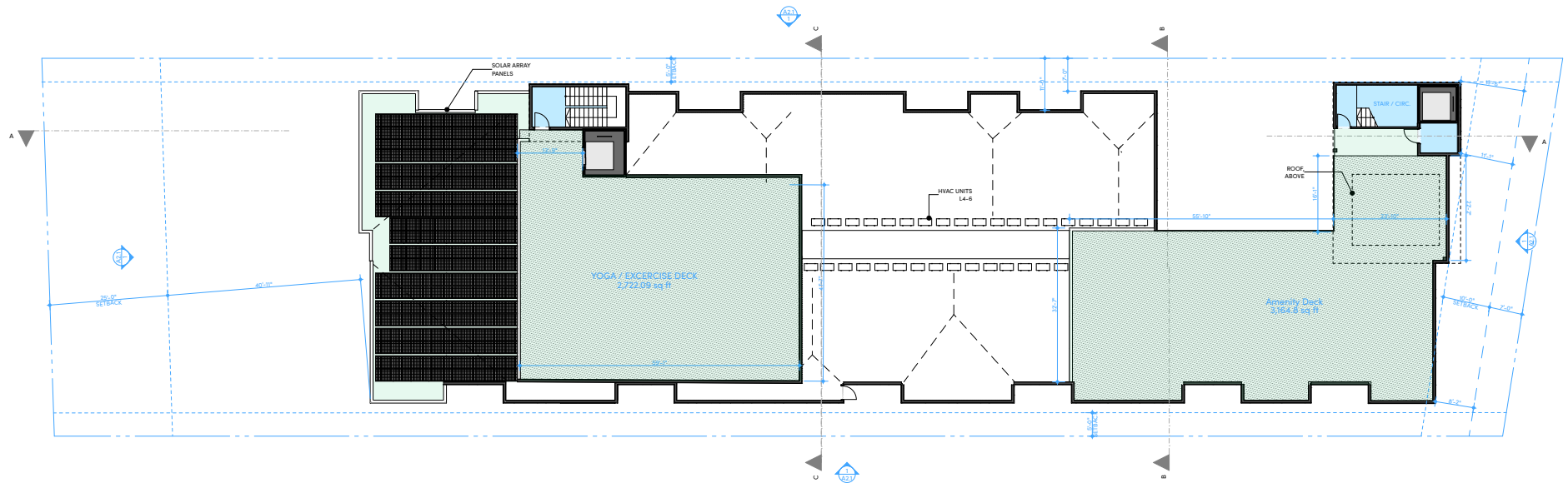
Figure
3c



2 6. SIXTH FLOOR

SCALE: 3/32" = 1'-0"

0 5 10 20



1 7. ROOF PLAN

SCALE: 3/32" = 1'-0"

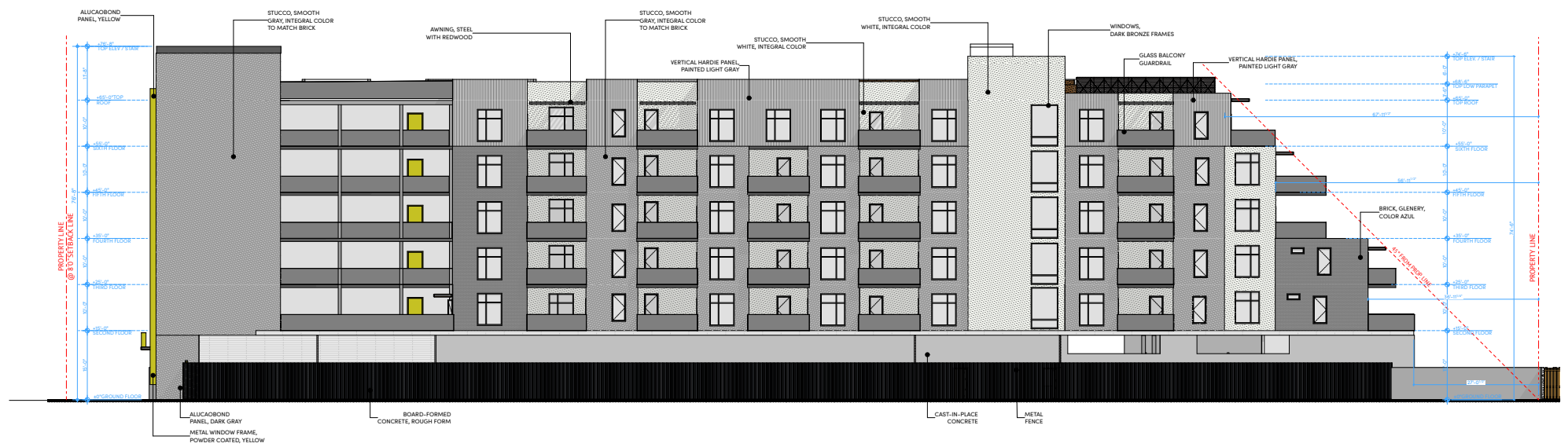
0 5 10 20

Source: Mayberry Workshop, June 2020

Conceptual Site Plan - Sixth Floor & Roof

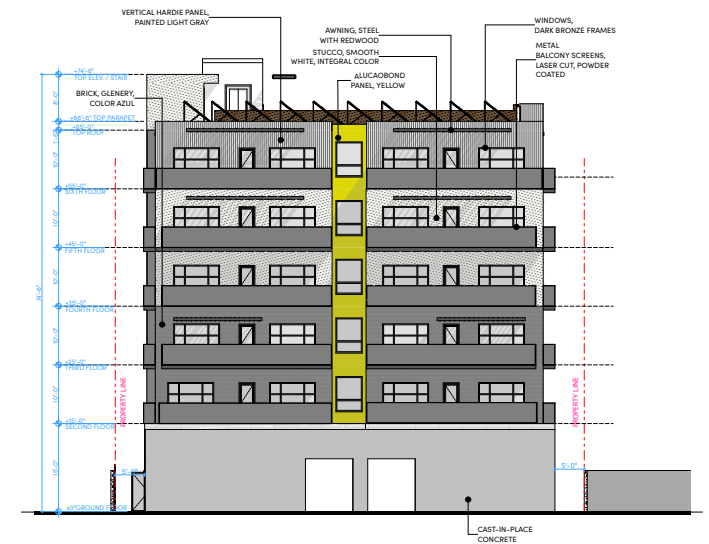
Figure
3d

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2 NORTH ELEVATION

SCALE: 3/32" = 1'-0"



1 WEST ELEVATION

SCALE: 3/32" = 1'-0"

Source: Mayberry Workshop, June 2020

Conceptual Elevations - North & West

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Figure
4b



Source: Mayberry Workshop, June 2020

Renderings

Almaden Villas
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Figure
5a



Source: Mayberry Workshop, June 2020

Renderings

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Figure
5b