

**NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
CAMBRIAN PARK PLAZA PROJECT**

FILE NO: PDC17-040
PROJECT APPLICANT: WEINGARTEN REALTY
APN: 419-08-012, 419-08-013

Project Description: Planned Development Pre-zoning from unincorporated to CN(PD) Planned Development Zoning District to allow for a mixed-use project with up to 238 hotel rooms or up to 150,000 square feet of office, up to 115,000 square feet of retail/entertainment center, up to 280 multi-family residential units, up to 84 townhouse residential units and/or cluster housing, up to 130,000 square feet of convalescent hospital, and approximately 2 acres of public open space on a 18.13 gross acre site at the southeast corner of Union and Camden Avenues, commonly known as Cambrian Park Plaza Shopping Center. **Location:** 14200 and 14420 Union Avenue.

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

When: Monday, March 5, 2018 from 7:00 p.m.

Where: Camden Community Center at 3369 Union Avenue, San Jose, CA 95124

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, Acting Director
Planning, Building and Code Enforcement


Deputy

2/9/18
Date

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January 2018

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.

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, 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 18.13 acre site (APN 419-08-012, 419-08-013) is located at the southeast corner of the intersection of Camden Avenue and Union Avenue in the Cambrian Park neighborhood of the City of San José. (See Figure 1 and Figure 2)

Project Description

The site is currently occupied by the Cambrian Park Plaza shopping center, which consists of five one-story commercial buildings and multiple large surface parking lots. The project site is located in an unincorporated pocket and has a Santa Clara County zoning designation of CG General Commercial. It is currently designated NCC – Neighborhood/Community Commercial under the City of San Jose’s General Plan. The project proposes to remove the existing buildings on the site, pre-zone the site to CN (PD) Planned Development District, and annex the site into the City all to allow the construction of:

- A six-story hotel building (up to 238 rooms total) or up to 150,000 square feet of office;
- Up to 115,000 square feet of retail/entertainment center;

- A convalescent hospital of up to 130,000 square feet;
- Up to 280 multi-family residential units;
- Up to 84 townhomes; and
- Approximately 2 acres of public park and town square space.

Parking for the commercial, hotel and office uses would be provided through a combination of surface parking lots and a 4-level parking structure. The apartment and convalescent hospital buildings would have below-ground parking underneath the buildings.

The project currently proposes access points on Camden Avenue and Union Avenue. The project may include changes to the adjacent street network, including the addition of a signal proposed at Chelsea Drive. The proposal also includes a perimeter access road to connect to the proposed new signalized intersection at Union Avenue and Chelsea Drive at the southwest corner of the site with Camden Avenue, at the northeast corner of the site.

The project is proposed as a “Signature Project” consistent with the Envision San José 2040 General Plan, within the Camden Avenue/Hillsdale Avenue Urban Village designation. Within designated Urban Villages, a Signature Project may develop ahead of preparation of an Urban Village Plan if it meets the following requirements:

- Conforms to the General Plan Land Use/Transportation Diagram. Within the Urban Village areas, Signature Projects are appropriate on sites with an Urban Village, residential, or commercial Land Use/Transportation Diagram designation.
- Incorporates job growth capacity above the average density of jobs/acre planned for the developable portions of the entire Village Planning area and, for portions of a Signature Project that include housing, those portions incorporate housing density at or above the average density of dwelling units per acre planned for the entire Village Planning area.
- Is located at a visible, prominent location within the Village so that it can be an example for, but not impose obstacles to, subsequent other development within the Village area.

Additionally, a proposed Signature project will be reviewed for substantial conformance with the following objectives:

- Includes public parklands and/or privately maintained, publicly-accessible plazas or open space areas.
- Achieves the pedestrian friendly design guideline objectives identified within this General Plan.
- Is planned and designed through a process that provided a substantive opportunity for input by interested community members.
- Demonstrates high-quality architectural, landscape, and site design features.

- Is consistent with the recommendations of the City’s Architectural Review Committee or equivalent recommending body if the project is subject to review by such body.

Possible Required Project Approvals:

1. Annexation
2. Rezoning
4. Planned Development Permit(s)
5. Lot Line Adjustment or Tentative Map
6. Demolition, Grading, Building, and Occupancy Permits
7. Street vacation or Applicable Encroachment Permits
8. Other Public Works Clearances, as applicable

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 the following specific environmental categories as related to the proposed project:

1. Transportation and Circulation

The EIR will examine the existing traffic conditions in the immediate vicinity of the project site. A transportation impact analysis will be prepared for the proposed project in order to identify the transportation impacts of the proposed project on the existing local and regional transportation system and the planned long-range transportation network.

2. Air Quality

The EIR will evaluate the air quality emissions resulting from construction and operation of the project in conformance with the Bay Area Air Quality Management District (BAAQMD) guidelines and the CEQA guidelines. A detailed assessment of air pollutant emissions for criteria pollutants (e.g. nitrogen oxides, reactive organic gas, and Particulate Matter) will be prepared for the project and included in the EIR.

The EIR will also evaluate the project’s exposure to mobile and stationary sources of toxic air contaminants, and the assessment will include an analysis of temporary exposure of adjacent residences to dust and toxic air contaminants during construction. If significant construction or operational air quality impacts are identified, based on the technical analysis, mitigation measures will be identified.

3. Aesthetics and Visual Resources

The EIR will describe the existing visual setting of the project area and the visual changes that are anticipated to occur as a result of the proposed project. The EIR will also describe the project's conformance with the City of San José General Plan policies pertaining to visual and aesthetic impacts.

4. *Greenhouse Gas Emissions*

The EIR will address the proposed project's contribution to regional and global greenhouse gas emissions. Proposed design measures to reduce energy consumption, which in turn would reduce greenhouse gas emission, will be discussed. A greenhouse gas emissions analysis may be required to assess the project's emissions in comparison to the new 2030 GHG targets, mandated by SB32.

5. *Cultural Resources*

A cultural resources report and historic report will be prepared for the project and included in the EIR. The existing buildings on-site were likely constructed before 1967, making them more than 50 years old. Given the age of these buildings, Department of Parks and Recreation (DPR) evaluation forms will be required to document if any of the buildings have historical significance. The historic evaluation will include: 1) a site survey and technical description of the buildings; 2) a discussion of the historic development of the project site and project area; and 3) a preliminary assessment of the buildings in accordance with the California Register, the City of San José's criteria for historic significance, and the CEQA guidelines. The report will also address the disposition of the existing Cambrian Park Plaza sign. In addition, the EIR will address the potential for subsurface resources to be present based on a cultural resources literature review included in the report. If significant impacts are identified, mitigation measures will be identified.

6. *Noise and Vibration*

A noise report will be prepared as part of the EIR. The EIR will discuss the increase in traffic noise that would result from implementation of the proposed project and temporary construction noise. Noise levels will be evaluated for consistency with applicable City of San Jose's standards and guidelines. The analysis will also assess the impacts of project construction and operational noise on the adjacent residences. In addition, per General Plan requirements, the EIR will discuss potential impacts to the proposed project from existing off-site noise sources per General Plan requirement. Mitigation measures will be developed, as required, to reduce identified impacts.

7. *Hydrology and Water Quality*

The EIR will address changes to the existing storm drainage system which will result from construction of the project. The EIR will include the percentage of pervious and impervious surfaces on-site (under existing and project conditions), and a list of proposed stormwater control measures that meet Low Impact Development requirements. Mitigation measures will be identified to minimize significant hydrological and water quality impacts, as appropriate.

8. *Geology and Soils*

The EIR will address the geological issues on the site based on a geotechnical report prepared for the project. The geotechnical report will address the proposed underground parking, and overall height of the structures in regards to how the design of the buildings may be affected by soil conditions or depth to groundwater. Mitigation measures will be identified to minimize significant geological impacts, as appropriate.

9. *Hazardous Materials*

The project area is a mix of residential and commercial land uses and there are known hazardous materials issues in proximity to the site as a result of previous land uses. In addition, the project site was historically used as agricultural land and may contain residual pesticides. The EIR will address the potential for hazardous materials contamination on the project site based on a Phase I Environmental Site Assessment prepared for the project site. Mitigation measures will be identified to minimize significant hazardous materials impacts, as appropriate.

10. *Biological Resources*

The EIR will address potential impacts related to the removal of existing trees and other vegetation on the site. An arborist report and tree survey will be completed for the site in accordance with City of San Jose requirements. Tree replacement will be identified as mitigation in accordance with standard replacement ratios commonly applied to development projects in the City of San Jose. The EIR will also discuss the project's consistency with the Santa Clara Valley Habitat Plan. Mitigation measures will be identified to minimize significant biological resource impacts, as appropriate.

11. *Land Use*

The proposed conversion of the existing retail center to a mixed-use urban village containing commercial/retail, residential, hospital, hotel and/or office uses represents a significant change in land use. The EIR will include an analysis of the project's potential land use impacts on the surrounding community, as well as an evaluation of its conformance with applicable City of San José policies, ordinances, and guidelines.

12. *Utilities*

Implementation of the propose project anticipate to result in an increased demand on utilities and public facilities compared to the existing conditions. The EIR will examine the impacts of the project on public services, including utilities such as sanitary and storm drains, water supply, and solid waste management. Mitigation measures will be identified to minimize significant impacts, as appropriate.

13. *Public Services*

Implementation of the proposed project will increase the daytime employee population of the City which will result in an increased demand on public services, including police and fire protection. The EIR will address the availability of public facilities and service systems and the potential for project

to require the construction of new facilities. Mitigation measures will be identified to minimize significant impacts, as appropriate.

14. Energy

In conformance with Appendix F of the CEQA Guidelines, the SEIR will identify the potential for the project to result in significant energy impacts. Mitigation measure for energy impacts will be identified, as appropriate. Mitigation measures will be identified to minimize significant energy impacts, as appropriate

15. Other Topic Areas

The EIR will also consider the project's impacts on agricultural resources and population and housing. 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.

12. Alternatives

The EIR will examine alternatives to the proposed 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 proposed 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.

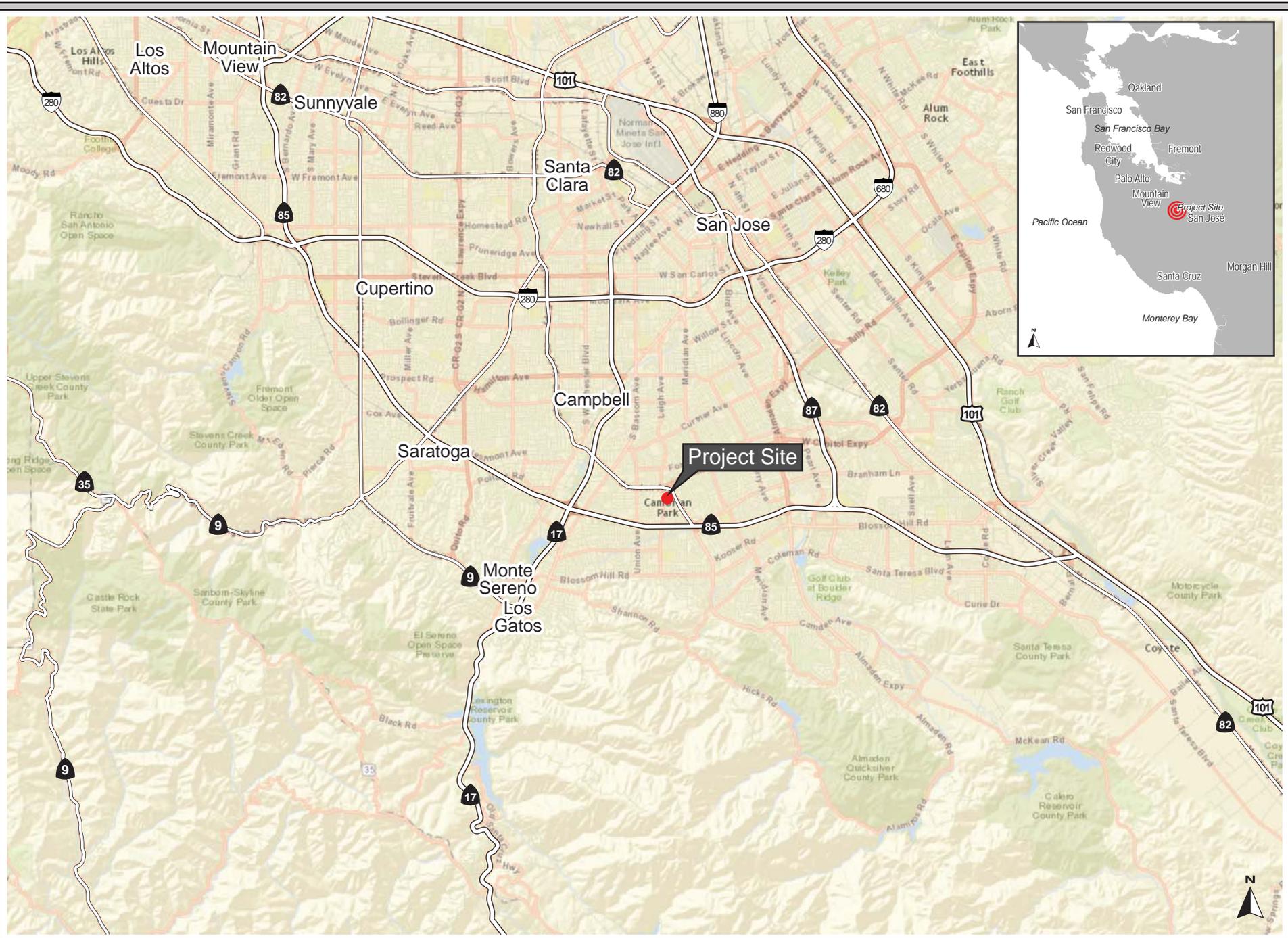
13. Significant Unavoidable Impacts

The EIR will identify any significant impacts that cannot be avoided, if the project is implemented as proposed.

14. Cumulative Impacts

The EIR 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.

In conformance with the CEQA Guidelines, the EIR 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) references and organizations/persons consulted, and 5) EIR authors.



REGIONAL MAP

FIGURE 1

