

# Campbell Union High School District General Plan Amendment

File No. GP18-004

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Initial Study / Negative Declaration

## **RESPONSES TO PUBLIC COMMENTS AND TEXT CHANGES**

November 2018

### **CEQA Lead Agency:**



City of San José  
Department of Planning, Building and Code Enforcement  
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**Attachments**

Attachment A – All Public Comments to IS/ND During Public Review Period

## **SECTION 1                      SUMMARY OF COMMENTS**

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The Campbell Union High School District General Plan Amendment Initial Study / Negative Declaration (IS/ND) was circulated for public review for a 20-day review period, from October 5, 2018 to October 25, 2018. During the circulation period, the City of San José received comment letters and emails from representatives of the Amah Mutsun Tribal Band, Santa Clara County Roads and Airport, Mark Robson, and representative from the Campbell Union High School District.

In summary, the comments received on the draft IS/ND did not raise any new issues about the project’s environmental impacts, or provide information indicating the project would result in new environmental impacts or impacts substantially greater in severity than disclosed in the IS/ND. CEQA does not require formal responses to comments on an IS/MND, only that the lead agency consider the comments received [CEQA Guidelines §15074(b)]. Nevertheless, responses to the comments are included in this document to provide a complete environmental record.

The following pages contain a list of the agencies and persons that submitted comments on the IS/ND and the City’s responses to comments received on the IS/ND. The specific comments have been excerpted from the letter and are presented as “Comment” with each response directly following (“Response”). Copies of the actual letters and email submitted to the City of San Jose are attached to this document.

The original public comment letters are available in Attachment D.

**SECTION 2****AGENCIES AND PERSONS COMMENTING ON THE  
IS/MND**

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	<b>Comment Received From</b>	<b>Date of Letter/Email</b>	<b>Response on Page</b>
<b>A.</b>	Amah Mutsun Tribal Band (Attn: Ed Ketchum)	October 7, 2018	3
<b>B.</b>	Santa Clara County Department of Roads and Airports (Attn: Ben Aghegnehu)	October 23, 2018	3
<b>C.</b>	Mark Robson	October 24, 2018	5
<b>D.</b>	Campbell Union High School District Representative (Attn: Robert Bravo)	October 23, 2018	5
<b>E.</b>	Cambrian Community Council (Attn: Garnetta Annable)	November 1, 2018	8

## SECTION 3                      RESPONSE TO COMMENTS

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This memo responds to comments on the IS/ND as they relate to the potential environmental impacts of the project under CEQA. Numbered responses correspond to comments in each comment letter. Copies of the comment letters are attached.

### A.        RESPONSE TO AMAH MUTSUN TRIBAL BAND

**Comment A1:** The subject project is within the lands once held by the Tamien speakers. Per agreement these lands are now represented by the Mukewma Tribal Band. I suggest that you contact their representative Alan Leventhal.

**Response A1:** The IS/ND was sent to Alan Leventhal and did not respond to the notification. In addition, the Muwekma Tribal Band was notified of the project as part of the City's standard circulation process for the Notice of Intent to Adopt an IS/ND and did not respond to the notification.

### B.        RESPONSE TO SANTA CLARA COUNTY DEPARTMENT OF ROADS AND AIRPORT

**Comment B1:** Dear Ms. Thai-Chau Le: The County of Santa Clara Roads and Airports Department appreciates the opportunity to review the Notice of initial study/negative declaration for Campbell Union High School District General Plan Amendment Project and is submitting the following comments:

1. Please provide LOS analysis at Bascom/Union, Camden/Curtner and Camden-San Tomas/Highway 17 SB offramp.
2. Please provide necessary analysis per CMA/CMP requirements.

**Response B1:** There is no specific development project proposed at this time. As part of the City's General Plan Amendment cycle and process, the City evaluates long-range transportation impacts based on four Measures of Effectiveness from the Envision San Jose 2040 General Plan outlined on pages 26 – 27 of the Long Range Traffic Impact Analysis (TIA) which is used to determine potential long range transportation impacts.

When a development project or application is proposed and filed with the City, a project-level, near-term transportation analysis will be required to evaluate potential near-term transportation impacts in conformance with the City's transportation policy under CEQA and Congestion Management Plan requirements.

### C.        MARK ROBSON

**Comment C1:** I have the following comments relative to the Campbell Union High School District General Plan Amendment Initial Study:

Page 2-8: Under Scenario 1 the assumed number of houses is 36 but the General Plan will allow up to 48 units, excluding ADU's. Please describe this in the Initial Study.

Under Scenario 2 the 9 acres of CIC assumes 185,000 square feet yet CIC allows an FAR of 12 which could potentially increase the building square footage to over 4.5 million square feet.

**Response C1:** As there is no development permit associated with this General Plan Amendment, the environmental document only takes what may be reasonable in the proposed General Plan designation. The development assumption described in the IS/ND is only an estimate of reasonable development that could fit on the site, dependent on numerous factors.

As described in the IS/ND, Residential Neighborhood allows development up to eight dwelling units per acre, or a density consistent with the neighborhood pattern (potentially resulting in a lower density than 8 DU/Acre). Assuming a density of 8 DU/Acre, up to 48 units could be built on the site. However the surrounding neighborhood pattern has a density of approximately 6 DU/Acre. Therefore, the IS/ND is based on an assumption of 36 units on six acres. In addition, as stated on page 2-8 of the initial Study, the potential commercial area is based on development patterns, site and parking constraints, maximum allowable height provisions and other development regulations in the San José Municipal Code in Title 20 (Zoning), market conditions, and other factors. This IS/ND does not pertain to a project specific analysis of any type of development permit. Future redevelopment would need to conduct project-specific environmental analysis.

#### **D. CAMPBELL UNION HIGH SCHOOL DISTRICT – ROBERT BRAVO**

**Comment D1:** We have reviewed the Initial Study for the General Plan Amendment (GLA) proposed by the Campbell Union High School District (District), and have the following comments, clarifications and observations:

1. While there is no specific project being submitted as part of this GLA, the District did propose a residential home density of 8 dwelling units per acre (dua) for the interior 6 acres, consistent with the surrounding land uses. The Draft Initial Study/Negative Declaration (IS) references this, and then proceeds to lower the density to 6 dua. The District requests that the density of 8 dua be used for this analysis, including the traffic modeling report.

**Response D1:** Please refer to Response C1 above.

**Comment D2:** Please note the Subject Site is not within the boundaries of the San Jose Unified School District.

**Response D2:** Comment acknowledge. Text changes have been made to the IS/ND to reflect this change.

**Comment D3:** Staff has proposed an alternative Scenario 2 for the proposed residential 6 acres; incorporating this as part of the approximately 3.28 acre portion of the project fronting on

Camden which the District has proposed for a Combined Industrial/Commercial (CIC) land use designation. The IS provides that "under Scenario 2 an approximately 9-acre portion of the site is proposed to be CIC. Under the CIC designation, approximately 185,000 square feet of commercial uses could be developed." The District is not, under any circumstances, in agreement to modify the proposed 6 acres of land from its current GP designation of Public/ Quasi Public (PQP) to anything other than Residential.

**Response D3:** The comment is acknowledged.

**Comment D4:** Page 2-8 of the IS references a retail scenario for the 3.28 acre portion of the land proposed for a change to CIC. While that may be a land use allowed in this designation, the proposed land use the District is considering for this portion of the property is self- storage. This land use is much less intense than retail regarding traffic, noise and other issues, and requires significantly less parking. Also, the Floor Area Ratio (FAR) is typically significantly higher than a typical retail center.

**Response D4:** Comment is acknowledged.

**Comment D5:** Page 2-8 and 4-106 of the IS references the existing District Office remaining, however there is a proposed plan to change this to memory care and daycare facilities (in new buildings), both of which are permitted uses in the PQP land use designation.

**Response D5:** At the time of preparation and completion of the IS/ND for the proposed General Plan Amendment, no project-specific development or use permit applications were on file with the City of San Jose. Therefore, the City based the analysis on the proposed General Plan Amendment. Any future proposal on the site would be required to obtain the necessary Planning approvals and will require project-specific environmental review.

**Comment E1:** Dear Mayor and City Council Members:

The Cambrian Community Council (CCC) was established in 1983 with support from local city and county elected officials to preserve and enhance the quality of life in the Cambrian Area. The Cambrian Area is where the 'Four Corners' of San Jose, Los Gatos, Campbell and a County pocket all come together. Development and redevelopment within the Cambrian Area impacts residents, businesses, municipalities and agencies located in all four jurisdictions.

At CCC's September 10, 2018 monthly meeting, representatives of CUHSD presented to the community CUHSD Board's proposed General Plan Amendment to change portions of the District Offices, Maintenance/Storage Area, and Bus Yard from Public-Quasi Public to:

Approximately 6 acres to Residential Neighborhood (Center of Lands) Approximately 3 acres to Industrial/Commercial (Lands fronting Camden) Retain approximately 3 acres as Public-Quasi Public (Lands fronting Union)

Tentative Public Hearing Schedule is November 7, 2018 Planning Commission and December 4, 2018 City Council.

Based upon the CUHSD Board's explanation of need for revenue and intended sale of the residential lands; intended long-term lease of the Industrial/Commercial lands, and intended long-term lease of the remaining public-quasi public lands--the CCC voted unanimously to support the General Plan amendment and have no objection to the adoption of a Negative Declaration.

**Response E1:** The commenter's support for Scenario 1 as analyzed in the Initial Study/Negative Declaration is acknowledged.

**Comment E2:** Concern has been expressed regarding the proposed three story height of the intended storage facility planned for the Industrial/Commercial lands because it is adjacent to primarily single story older residential homes on the north. We have been informed that these concerns can be addressed later when formal planned development proposals are submitted after the general plan amendment is completed.

**Response E2:** Refer to Response D5 regarding further project analysis. The commenter's concern is acknowledged.

**SECTION 4**

**TEXT CHANGES TO THE IS/ND**

Page Number	Description of Change
2-13	<p>The project site is within the boundaries of the <del>San José Unified School District (SJUSD) for and the</del> Cambrian School District. With the exception of the Camden Community Day School, which is on the project site fronting Camden Avenue, the closest schools to the project site are Farnham Elementary School (0.5 miles southwest) in the Cambrian School District, Saint Francis Cabrini Catholic School (0.15 miles south) a private school and not subject to public funding, Ida Price Middle School (0.7 miles to the northeast) in the Cambrian School District, and Willow Glen High School (2.5 miles to the northeast) in the <u>San José Unified School District (SJUSD)</u>.</p>
2-13	<p>The San José Public Library System consists of one main library and 18 open branch libraries. The closest library to the project site is the <u>Cambrian Branch Library</u> <del>Willow Glen Branch Library</del>, which is approximately 1.5 <del>3</del> miles to the <u>east</u> <del>west</del>.</p>
4-130	<p>The project <u>would be served by the</u> <del>site is located within the</del> <u>San José Unified School District (SJUSD) and</u> Cambrian School District <del>service boundaries</del>. The closest elementary school to the project site is Farnham Elementary School has a capacity of 535 students and is located 0.5 miles to the southwest. The closest middle school to the project site is Ida Price Middle School has a capacity of 1,100 students and is located 0.7 miles to the northeast. The closest high school to the project site is Willow Glen High School has a capacity of approximately 980 students and is located 2.5 miles to the northeast. Developer fees are collected per state law and in coordination with the City to mitigate the impact of property development within each district’s boundaries.</p>
4-130	<p>The San José Public Library System (SJPL) consists of one main library and 18 open branch libraries. An additional three branches are closed for expansion and one new library is being constructed. A new branch library is also planned for the Evergreen area of San José. The nearest library to the project site is the <u>Cambrian Branch Library at 1780 Hillsdale Avenue</u> <del>Willow Glen Branch Library located at 1157 Minnesota Avenue</del> (approximately 1.5 <del>4</del> miles <del>north</del> east of the project site). In 2000, San José voters approved the Branch Library Bond Measure to provide funding over 10 years to construct six new branch libraries and expand 14 existing libraries in the City. As of April 2010, work on 15 branch libraries was completed, four branch libraries were undergoing construction or expansion, and an additional library was in the planning stages. When construction under the Bond Measure is complete, the City will have over 950,000 square feet of library space.<sup>112</sup> The General Plan identifies benchmarks for library services, which are 10,000 square feet of library space per 36,000 population, and 18.3 weekly service hours per 10,000 population.</p>

**SECTION 5 PUBLIC COMMENTS ATTACHMENTS**

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Please see copy of the original comment in Attachment A.

