

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Chris Burton

SUBJECT: See Below

DATE: July 31, 2024

Approved



Date:

8/1/24

INFORMATION

SUBJECT: California Environmental Quality Act Mitigation Monitoring and Reporting Program Semi-Annual Status Report

BACKGROUND

The purpose of this semi-annual report is to provide an update on the mitigation compliance program and conformance to the California Environmental Quality Act (CEQA) requirements for mitigation monitoring under CEQA Guidelines Section 15097 and monitoring requirements under the National Environmental Protection Agency. Specifically, this report highlights the ongoing projects and key accomplishments achieved during the last reporting period.

This is the 29th progress report on the status of the implementation and improvements to the City's Mitigation Monitoring and Reporting Program (MMRP.) CEQA requires that the City include feasible mitigation measures to reduce or eliminate potentially significant environmental impacts as part of the City's approval of projects, including land use approvals and other actions taken by the City Council or other decision-making bodies. These mitigation measures are identified through environmental analyses prepared for individual projects in the form of Mitigated Negative Declarations or Environmental Impact Reports under CEQA. At the time of approval, the City is required to make findings as to how each project will specifically avoid or substantially reduce its potentially significant environmental effects through either modification to the project or the incorporation of environmental mitigation measures described in the project's Mitigated Negative Declaration or Environmental Impact Report. CEQA mandates that the City adopt and implement an MMRP for individual projects. Mitigation measures are required to be fully enforceable through permit conditions, agreements, or other measures with an expectation that there will be consequences to the project for non-compliance. The timing for mitigation measure implementation and compliance is mostly

prior to the issuance of the grading permit. However, under certain circumstances, there are some mitigation measures that may be required to be implemented post-occupancy with required ongoing measures during project operations.

Over the past few years, staff has been working to improve the City's MMRP implementation to better conform to the requirements of CEQA and to further the City's goals for stewardship of the natural environment.

ANALYSIS

This part of the report focuses on mitigation compliance for projects during the grading permitting process as the timing for most compliance is triggered with grading. The Department of Planning, Building, and Code Enforcement Environmental Review team leads the review of required mitigation compliance associated with projects that include approval of grading permits. Planning, Building, and Code Enforcement efforts are coordinated with applicants, the Department of Public Works, the Environmental Services Department, and other City departments, as applicable.

Mitigation Monitoring Report Card

Approved Projects

In the reporting period from October 2023 through March 2024, eight projects completed the mitigation compliance requirements in accordance with their MMRP adopted as part of the entitlement review under CEQA. The current reporting period's completed project list is summarized in **Attachment A** of this report with the project name, project description, completed mitigation requirements, and review completion dates.

The number of projects completing mitigation compliance during this reporting period increased from the last reporting period. Seven projects completed mitigation compliance pursuant to CEQA and National Environmental Policy Act in the last reporting period ending in September 2023, while six projects completed mitigation compliance review in the prior reporting period from October 2022 to March 2023.

Projects that completed mitigation compliance review in this reporting period included two multi-family residential projects, a warehouse, a data center, a gas station, a high school, and two drive-through restaurants. Typical mitigation compliance requirements for these projects include demonstration of compliance with measures to reduce construction air quality, preconstruction bird surveys, archaeological resources management, confirmation of approved site management plans for residual soil contamination, and compliance with construction noise and vibration mitigation.

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Projects Under Review

The Environmental Review team is currently reviewing 47 projects for compliance with the adopted MMRPs. This includes 27 projects that have been inactive since the end of the last reporting period in September 2023. **Attachment B** of this report lists these projects by project name, project description, grading permit description, and pending mitigation requirements.

Since the start of the current reporting period in October 2023, an additional five projects started the MMRP compliance review process. This is a decrease from the seven new projects submitted in the last reporting period from October 2022 through March 2023 and the 22 new projects submitted in the prior reporting period from April to September 2022.

COORDINATION

Planning, Building, and Code Enforcement staff coordinated the preparation of this status memorandum with the Department of Public Works.

/s/

CHRIS BURTON

Director, Planning, Building, and Code Enforcement

The principal author of this memorandum is David Keyon, Principal Planner. For questions, please contact david.keyon@sanjoseca.gov or (408) 535-7898.

ATTACHMENTS

Attachment A: Approved Mitigation Compliance for Grading Permits - October 1, 2023 - March 31, 2024

Attachment B: On-going Mitigation Compliance for Grading Permits under Review as of April 2024

ATTACHMENT A: Approved Mitigation Compliance for Grading Permits - October 1, 2023 - March 31, 2024

Grading Permit No.	Planning Permit	Project Name	Project Description	Grading Permit Description	Mitigation Measures Required	Planner	Compliance Review Complete
CEQA and NEPA Mitigation Reviews Completed October 1, 2023 through March 31, 2024							
3-06948	PD21-021 (CEQA)	Costco Gas Station - Evergreen	Costco gas station with 16 dispensers, an 11,655-square-foot fuel canopy and the associated equipment (in Area A) on an approximately 4.8-gross-acre site within the Retail Areas A & B of the Evergreen Circle commercial area.	GRADING, DRAINAGE, AND STORMWATER TREATMENT FOR A COSTCO PUMP STATION AT 2392 EVERGREEN PLACE ON A 2.64 GROSS ACRE SITE.	Air quality (construction), biological resources (nesting migratory birds, burrowing owls), cultural resources (sensitivity training), hazardous materials (soils), noise (mechanical equipment)	Tina Garg	12/4/2023
3-05566	PD22-001 (CEQA)	Fortune Drive (Stack Datat Center, CEC Lead Agency)	Planned Development Permit to allow the demolition of two existing buildings and the removal of 156 trees (101 ordinance-size, 55 non-ordinance-size) for the construction of two data centers total approximately 522,194 square feet, one approximately 136,573-square foot manufacturing building, an approximately 150,000-square foot 300-stall parking structure, an electrical substation, and up to 15 commercial condominiums on an approximately 9.78-gross acre site.	TO ALLOW GRADING, DRAINAGE, AND STORMWATER TREATMENT FOR CONSTRUCTION OF TWO DATA CENTERS TOTALING APPROXIMATELY 510,000 SF, ONE APPROXIMATELY 130,000 SF MANUFACTURING BUILDING, ONE 300-STALL PARKING STRUCTURE, AN ELECTRICAL SUBSTATION AND RETAINING WALLS ON AN APPROXIMATELY 9.87 GROSS ACRE SITE.	Air quality (construction), biological resources (WEAP, nesting migratory birds, burrowing owls, avians, nitrogen deposition), cultural resources (archaeological), geology and soils (paleontological), greenhouse gas (operationa, SJCE enrollment), hazardous materials (soils), noise (construction), transportation (VMT)	Tina Garg	11/14/2023
3-06948	PD21-021 (CEQA)	Raising Canes - Evergreen	Planned Development Permit to allow the construction of an approximately 3,820-square-foot restaurant with drive-through lanes (in Area B) and a gas station with 16 dispensers, an 11,655-square-foot fuel canopy and the associated equipment (in Area A) on an approximately 4.8-gross-acre site within the Retail Areas A & B of the Evergreen Circle commercial area.	GRADING, DRAINAGE AND STORMWATER TREATMENT FOR RAISING CANE'S FAST FOOD DRIVE THRU AT EVERGREEN SOUTH RETAIL ON A 0.59 GROSS ACRE SITE.	Air quality (construction), biology (nesting migratory birds, burrowing owls), cultural resources (archeological, hazardous materials (soils), noise (construction).	Tina Garg	11/14/2023
3-04527	PDC22-099/PD22-030/ER22-106 (CEQA)	Bellarmine Master Plan	Planned Development Rezoning maintaining the PQP(PD) zoning and increasing the maximum building square footage from 347,561 square feet to 485,000 square feet on the approximately 17.64 gross acre site.	GRADING, DRAINAGE AND STORMWATER TREATMENT FOR BELLARMINE ACADEMIC BUILDING AT 960 W HEDDING ON A 4.37 GROSS ACRE SITE.	Grading items complete. AQ (construction operations plan), BIO (migratory birds), CUL (relocation plan for historic structure), HAZ (develop SMP), NOI (construction plan, vibration plan).	Kara Hawkins	1/3/2024
3-06585	H20-038 (CEQA)	Bo Town	Site Development Permit to allow the demolition of an existing restaurant building and three accessory buildings totaling approximately 5,283 square feet, the removal of one ordinance-sized tree and one non-ordinance-sized tree for the construction of a 30-story mixed residential and commercial building with a total of approximately 606,526 square feet, including 7,430 gross square feet of ground floor commercial space and 540 residential units with 7,497 square feet of co-working space, 6,141 square feet of residential amenity space, and four levels of below-grade parking on a 0.75-acre site; and to allow extended construction hours from 7 am to 10 pm, Monday to Saturday over the entire construction period (approximately 33 months).	MASS EXCAVATION FOR GRADING AND DRAINAGE FOR THE CONSTRUCTION OF A 30-STORY MIXED RESIDENTIAL AND COMMERCIAL BUILDING.	Grading compliance items are complete. AQ (construction operations plan, odor control plan), BIO (migratory birds), CUL (historic resources mitigation plan, digital scan, relocation plan, salvage, cultural sensitivity training), HAZ (phase II and smp), Noise (construction plan, vibration plan).	Kara Hawkins	10/27/2023
3-00703	ER21-114/CP21-015 (CEQA)	Silver Creek Chik-fil-A	Conditional Use Permit to allow the demolition of an approximately 5,486-square foot vacant commercial building and the removal of 36 trees (2 ordinance-size, 34 non-ordinance-size) for the construction of an approximately 3,565-square foot drive-through restaurant, drive-through canopy, and associated outdoor seating area on an approximately 9.90-gross acre site.	TO ALLOW FOR GRADING, DRAINAGE, AND INSTALLATION OF STORMWATER TREATMENT (BIORETENTION, FLOW-THROUGH PLANTER) FOR A RESTAURANT PROJECT ON A 0.74 GROSS ACRE SITE.	ALL MMRP Items are complete. BIO (migratory birds), HAZ (Phase II and SMP, disposal).	Kara Hawkins	3/12/2024
3-15106	H22-014/ER22-075 (CEQA)	469 Piercy Rd	Site Development Permit to allow demolition of two buildings and the removal of 15 trees (13 ordinance-size, 2 non-ordinance-size) for the construction of an approximately 134,589-square foot industrial building, on an approximately 5.93-gross acre site.	TO ALLOW FOR GRADING AND INSTALLATION OF STORM DRAINAGE FACILITIES ON A 5.76 GROSS ACRE SITE.	ALL MMRP Items are complete. BIO (migratory birds and burrowing owls), Cultural (preliminary investigation, treatment plan, evaluation), hazards (Phase II Site Assessment), Transportation (Tier 2 Multimodal Infrastructure -VMT)	Tina Garg	1/10/2024

Attachment A - Approved Mitigation Compliance for Grading Permits - October 1, 2023 - March 31, 2024

3-24364	SP19-064 (formerly CP19-006)*	961 Meridian Project	Special Use Permit to allow the demolition of existing residential and accessory structures, and allow the construction of a six-story mixed-use building consisting of 1,780 square feet of ground-floor retail and 233 affordable units (excluding 2 market rate manager's units), and incentives under the State Density Bonus Law to reduce the required front setback along Meridian Avenue from 10 feet to 7 feet, and reduce the amount of required vehicle parking by half, and the removal of 28 ordinance-sized trees and 13 non-ordinance-sized trees, on a 2.09 gross acre site.	PERMIT TO ALLOW GRADING, STORM DRAINAGE INSTALLATION, AND C3 TREATMENT MEASURES FOR THE CONSTRUCTION OF A RESIDENTIAL BUILDING ON A 2.09 GROSS ACRE SITE.	Air quality (construction), biological resources (nesting migratory birds), cultural resources (archeological resources and historic), hazardous materials, noise (also needs NEPA mitigation compliance). Mitigation compliance review completed.	Reema Mahamood	2/22/2024
Mitigation Compliance not Captured in Prior Reporting Periods							
3-04527	PD21-014 (CEQA)	Bellarmine Parking Structure	Planned Development Permit to allow demolition of an existing surface parking lot and the removal of 32 trees for the construction of a 3-story, 114,763 square feet parking structure with approximately 377 parking spaces at Bellarmine College Preparatory on an approximately 1.84-gross acre site.	GRADING AND DRAINAGE PLAN FOR BELLARMINE PARKING STRUCTURE.	Grading items complete. AQ (construction plan), BIO (migratory birds, HCP payments), HAZ (FAA clearance).	Kara Hawkins	7/11/2022
3-25821	H21-002	551 Keyes Affordable Housing (NEPA)	SB 35 Ministerial Permit for the construction of a 100% affordable rental project consisting of a six story building with 78 residential units, 4,398 square feet of related service and office area, 69 parking spaces and the removal of 6 ordinance and 8 non-ordinance sized trees on a 0.65-gross acre site.	GRADING, DRAINAGE AND STORMWATER TREATMENT FOR SUPPORTIVE HOUSING DEVELOPMENT AT 551 KEYES AVENUE ON A 0.65 GROSS ACRE SITE.	Biological resources (nesting migratory birds).	Reema Mahamood	5/24/2023

ATTACHMENT B: On-going Mitigation Compliance for Grading Permits under Review as of April 1, 2024

Grading Permit No.	Planning Permit	Project Name	Project Description	Grading Permit Description	Mitigation Measures Required and Notes	Planner
Projects under review from prior reporting period						
3-24241	SP18-012	W. San Carlos Hyatt	Special Use Permit to allow the demolition of existing buildings, and the construction of a six-story, 105-room hotel with an automated stacker parking system on 0.39-gross acre site.	No description in AMANDA.	Biological resources and hazardous materials. Inactive.	Bethlehem Telahun
3-18629	PDC12-018	Brasilia Way - Tract No. 10473	A Planned Development Rezoning from the A(PD) Planned Development Zoning District to the A(PD) Planned Development Zoning District to allow for the development of up to 10 single-family detached homes and open space on the 7.95 gross acre site.	Grading for 10 single family homes	Biological resources, cultural resources (archeological resources), hazardous materials (soil), noise. Project was inactive since 2018, but compliance review re-started Spring 2024.	Unassigned
3-05444	H17-057, HP17-007, HA17-057-01	Hotel Clariana	Site Development Permit to allow the construction of a six-story 46,290-square foot addition to an existing 44-room five story hotel (Hotel Clariana), including 63 hotel rooms (three larger guest suites), for a total of 107 rooms, with 1,525-square foot public eating establishment, a 1,106-square foot pool and spa and a 1,058-square foot fitness space on the ground floor, on a 0.41 gross acre site in Downtown.	Grading permit to allow the construction of a six-story 46,290-square foot addition to an existing 44-room five story hotel (Hotel Clariana), including 63 hotel rooms (three larger guest suites), for a total of 107 rooms, with 1,525-square foot public eating establishment, a 1,106-square foot pool and spa and a 1,058-square foot fitness space on the ground floor, on a 0.41 gross acre site in Downtown.	Air quality and cultural resources (archaeological resources and historic). Cultural resources submitted 2020, nit dep paid, just waiting on AQ. Still waiting on air quality mitigation reports as of 4/24/24	Kara Hawkins
3-14721	H20-018	Oakland Road Industrial Project	Site Development Permit to construct one approximately 25,000-square foot research and development building and one approximately 15,000-square foot building and the removal of 22 ordinance sized trees and 8 non-ordinance sized trees on an approximately 2.0-gross acre site.	Grading permit for the construction of one 25,000-square foot research and development building and a building pad for one 15,000-square foot building, stormwater conveyance, retaining walls, and stormwater treatment facilities on an approximately 2.0-gross acre site.	Biological resources, hazardous materials, and transportation. Inactive.	Unassigned
3-06800	PDC16-013, PD 16-034, PT16-055	Shilla Stay Hotel @Top Golf	Planned Development Rezoning from the CIC Combined Industrial Commercial and R-M Multiple Residence Residential Zoning Districts to the CIC(PD) Planned Development Zoning District to allow up approximately 110,000 square feet of commercial/retail space, a 200 room hotel, approximately 72,000 square feet of indoor/outdoor recreation and entertainment use (Topgolf) and late night use, on approximately 39.9 gross acres.	MASS EXCAVATION to allow the construction of a 200-room, approximately 110,000- square foot hotel, and an approximately 15,400-square foot retail building, on an approximately 3.5-gross acre site. (Four Stories)	Air Quality, cultural resources (archeological), and hazardous materials. Inactive, project likely to not proceed.	Unassigned
3-05700	SP17-001	Junction Road AT&T Field Operations Center	Special Use Permit to allow a new 27,719 square foot field operations center for AT&T in the LI Zoning District on 2.906 gross acre site	Grading permit to allow a new 27,719 square foot field operations center for AT&T in the LI Zoning District on 2.906 gross acre site	Biological resources, cultural resources (archeological resources), hazardous materials. Inactive.	Kara Hawkins
3-18583	PD18-043, PDC17-019	Race and Grand Senior/Affordable Housing	Planned Development Permit to allow the demolition of 13 structures and the construction of 206 affordable housing units within two buildings (a 116-unit M-F apartment building, and a 90-unit Senior Housing building), 2,000 square feet of commercial retail and the removal of 5 ordinance size trees and 30 non-ordinance size trees to be built in phases on 2.3 gross acre site.	2 separate grading permits. One for, "to grade for a 90-unit Senior Housing building" and another for, "to grade for a 116-unit M-F apartment building, "	Air quality, biological resources, cultural resources (archeological resources), hazardous materials, and noise. Active review. Applicant is splitting construction into two separate phases.	Reema Mahamood

Attachment B - On-going Mitigation Compliance for Grading Permits under Review as of April 2024

3-09763	SP18-059	McEvoy & Dupont Apartments	Special Use Permit to allow the demolition of two industrial buildings, removal of three (3) ordinance-sized trees, for the construction a 100% affordable housing (excluding the manager's units) project with up to 365 multi-family residential units with an alternative parking arrangement, back-up generator, and up to 12.5-foot tall retaining wall on an approximately 1.13-gross acre site. A State Density Bonus to allow a 29% increase in density and waivers to increase the building height; reduce the required setbacks along McEvoy Street, Dupont Street, and the West San Carlos Street bridge, and reduce the amount of required motorcycle parking.	Grading and Drainage and Stormwater for McEvoy & Dupont Apartments	Air quality (construction), biological resources (nesting migratory birds), cultural resources, and hazardous materials. Inactive.	Reema Mahamood
3-18353	H20-030 (NEPA)	777 West San Carlos Affordable Housing Project	New Grading permit submitted on 03/02/2022. for H20-030 project PREVIOUSLY: Planned Development Zoning to rezone from the RM(PD) Planned Development Zoning District to the RM(PD) Planned Development Zoning District to allow an approximately 7-story mixed-use development with up to 149 multi-family residential units and approximately 2,990 square feet of commercial space, on an approximately 1.3-gross-acre site.	TO ALLOW FOR GRADING AND INSTALLATION OF STORM DRAINAGE FACILITIES.	Air quality (construction), biological resources (nesting migratory birds, hazards and hazardous materials (soil contamination, asbestos and lead), cultural resources (archeological), noise (construction). Inactive.	Tina Garg
3-01262	PDC17-056; PD17-027	Avalon Bay at 700 Saratoga Ave	Planned Development Permit (File NO. PDC17-027) to allow the demolition of existing parking garages, sports courts, pool, and amenity building, removal of up to 133 ordinance size tree, and allow the construction of a mixed-used development including up to 302 residential units and 17,800 square feet of retail/commercial space and extended construction hours on an approximately 20.08-gross acre site.	GRADING FOR OAKWOOD APARTMENT EXPANSION.	Air quality (construction), biological resources (nesting migratory birds), hazardous materials (soil contamination), and noise (construction). Inactive.	Unassigned
3-24347	H18-038	Almaden Corner Hotel	Site Development Permit to construct a 19-story hotel with 272 guest rooms, including approximately 1,200 square feet of ancillary commercial space, with an off-site parking arrangement on 0.21-gross acre site	TO ALLOW GRADING, SHORING, RETAINING STRUCTURES, STORM DRAINAGE INSTALLATION, AND STORMWATER TREATMENT CONTROL MEASURES FOR THE PROPOSED 19-STORY HOTEL ON A 0.20 ACRE SITE.	Air quality, biological resources, cultural resources (archeological and historic), and noise/vibration. Inactive.	Unassigned
3-03524	CP18-034	Oakland Road Hotel Carwash	Conditional Use Permit to allow the demolition of all buildings and structures including a single-family house, truck wash, print shop, tire shop, shed, structures including billboards, fencing, canopies, tank, and wall (except the wall along the westerly property line) on site, the removal of eight ordinance-size trees for the construction of an approximately 64,735-square foot 116 room hotel and an approximately 2,880-square foot car wash on an approximately 2.66-gross acre site.	TO ALLOW GRADING, STORM DRAINAGE INSTALLATION, & STORMWATER TREATMENT CONTROL MEASURES FOR A NEW HOTEL AND DRIVE THROUGH CAR WASH ON AN APPROXIMATELY 2.66 GROSS ACRE SITE.	Air quality, biological resources, hazardous materials, and noise. Inactive.	Unassigned
3-25743	H21-006	Rue Ferrari Warehouse	Site Development Permit to allow the demolition of two existing buildings totaling approximately 286,330 square feet and the construction of an approximately 302,775 square foot industrial building on an approximately 17.38-gross acre site.	To grade for a 302,775 square foot industrial building on an approximately 17.38-gross acre site.	Air quality (construction), biological resources (nesting migratory birds), cultural resources (archaeology), transportation (VMT). Inactive.	Unassigned

Attachment B - On-going Mitigation Compliance for Grading Permits under Review as of April 2024

3-05107	H21-011	650 King Road	Site Development Permit to allow the demolition of four existing buildings totaling approximately 135,044 square feet and the construction of an approximately 225,280-square-foot industrial warehouse building with 119 vehicle parking spaces, 13 bicycle parking spaces, and 47 trailer parking spaces on an approximately 10.71-gross acre site and the removal of 122 ordinance-sized trees and 41 non-ordinance-sized trees.	To allow grading for a 225,000 square foot industrial warehouse building on approximately 10.71-gross acre site.	Air quality (construction), biological resources, hazardous materials. Inactive.	Bethlehem Telahun
3-05792	H20-001	Algarve- 1135 E Santa Clara (NEPA)	AB 2162 Streamlined Ministerial Permit to allow the demolition of an existing commercial building and the construction of a 91-unit residential development, with 59 units reserved for permanent supportive housing, with a State Density Bonus Request for two incentives (reduction in commercial requirement, City's Parking Incentive) and one waiver (open space requirement), located on a 0.40 gross acre site.	TO ALLOW FOR GRADING AND INSTALLATION OF STORM DRAINAGE FACILITIES.	Flood Insurance (NEPA), hazards and hazardous materials, cultural resources (archeological), noise (construction), biological resources (nesting migratory birds). Inactive.	Reema Mahamood
3-06073	H21-035	Pipe Trades Training Center Storage Project	Site Development Permit to allow the construction of an approximately 5,040-square-foot metal storage building at trade training center on an approximately 7.4-gross acre site	Allow the construction of an approximately 5,040-square-foot metal storage building on at trade training center on an approximately 7.4-gross acre site	Hazardous materials (soil contamination). Phase II results show contaminants above commercial/industrial screening levels. Inactive.	Unassigned
3-06121	SPA20-019-01	486 W. San Carlos - TMBR	Special Use Permit Amendment to allow an increase to the unit count to 272 units and an increase in active use space to 13,263 square feet from previously approved Special Use Permit (File No. SP20-019 for an eight-story multifamily residential building with 3,315 square feet of active use space and 184 residential units), including 14 units (5% of total) affordable to very low-income households, with changes to the Density Bonus Application to remove the building height incentive and add a parking incentive, without any changes to the approved building envelope or building height.	RETIRED FOR A NEW 184 UNIT APARTMENT, 8-STORY, 174677 SQ.FT RESIDENTIAL, 19474 SQ.FT CORRIDOR, 1705 SQ. FT. AMENTY AND LEASING	Air quality (construction), biological resources (nesting birds), hazards, and noise/ vibration (construction). Under review. Note: Active again since approval of Special Use Permit Amendment SPA20-019-01. Waiting on submittal of items.	Kara Hawkins
3-00828	H17-023	AC Hotel on 5696 Stevens Creek	The proposed project to include the demolition of the existing gas station and the construction of a new 6 story hotel with 132 rooms, three levels of underground parking, a full-service restaurant and associated landscaping on an approximately 0.415-gross acre site.	Grading and Drainage Permit for the proposed project on the southeast corner of Stevens Creek Boulevard and Stern Avenue	Biological resources (nesting migratory birds) and hazardous materials (soil contamination). Inactive	Nhu Nguyen
3-06800	PD19-031	Alviso Hotel	Planned Development Permit to allow the construction of an approximately 112,463-square foot, 5-story hotel consisting of 214 rooms and an approximately 74,836-square foot four-story parking garage on an approximately 6.20-gross acre site (ALVISO HOTEL)	GRADING PERMIT FOR THE CONSTRUCTION OF A 215 ROOM HOTEL ON A 6.2- GROSS-ACRE SITE. REMINDER TO COLLECT LIQUEFACTION REVIEW FEE.	Biological resources (special status plant species, nesting migratory birds, burrowing owls, riparian habitat, wetlands, wildlife corridors, cultural resources (archeological), hazards and hazardous materials (soil contamination). Approved by City Council on appeal 8/9/22, under litigation. Settlement reached. Habitat Conservation Plan (HCP) fees invoiced and sent to applicant. HCP fees not paid (\$237,173.85). Inactive, no further communication received from applicant since January 2023.	Maira Blanco

Attachment B - On-going Mitigation Compliance for Grading Permits under Review as of April 2024

3-24196	PDC19-049	Paseo de Saratoga	Planned Development Rezoning from the Commercial General zoning district and the Commercial Pedestrian zoning district to a Planned Development zoning district for up to 994 residential units and up to 165,949 square feet of commercial space on an approximately 10.6-gross acre site.	GRADING, DRAINAGE AND STORMWATER TREATMENT FOR MIXED USE HOUSING DEVELOPMENT AT 1312 EL PASEO DE SARATOGA AND 1777 SARATOGA AVENUE ON A 10.6 GROSS ACRE SITE.	Air Quality, Biological Resources (nitrogen deposition form completed), Hazardous Materials, Noise, and Transportation/Traffic. Project approved by City Council 6/14/22, under litigation. On August 11, 2023, the superior court filed its judgment upholding the 2022 FEIR. Petitioner in the litigation has appealed the superior court's judgment. The project has been amended and is being reviewed under an Addendum.	Nhu Nguyen
3-09394	H17-025	696 Blossom Hill Road	Site Development permit to remove five trees (two ordinance size and three non-ordinance size) on a vacant parcel and to construct a 23,649-square foot, two story commercial building with retail on the ground floor and office on the second floor and fourteen new parking spaces on a 0.5-acre lot located near the Sunrise Plaza Shopping Center on the southeast corner of Blossom Hill Road and Cahalan Avenue.	GRADING EXEMPTION PERMIT FOR DEMO OF GAS STATION ON SE/C OF BLOSSOM HILL/CAHALAN.	Biological resources (nesting migratory birds), cultural resources (archeological resources). Inactive.	Unassigned
3-18939	PDA16-025-03	641 N. Capitol Ave	Planned Development Permit Amendment to expand a previously approved but unbuilt self-storage facility from four to five stories and increase the square footage from 76,000 square feet to 111,000 square feet on an approximately 0.73-gross acre site.	TO ALLOW FOR GRADING AND INSTALLATION OF STORM DRAINAGE FACILITIES INCLUDING _____ FOR _____ ON A 0.73 GROSS ACRE SITE.	Noise (construction), air quality (construction), hydrology (Flood Plain), and biological resources (nesting migratory birds). Inactive (Oct. 2023).	Cort Hitchens
3-16370	PDA13-49-03	Bay 101 Hotel	Planned Development Permit Amendment to allow the construction of an approximately 94,199-square foot, 171-room four-story hotel, with a 20 percent parking reduction for proximity to transit, on an approximately 2.9-gross acre site.	No description in AMANDA.	Hydrology, cultural resources (archeological), biological resources (nesting migratory birds), hazards and hazardous materials, noise (construction), air quality (construction), and geology.	Nhu Nguyen
3-14392	H21-022	455 Piercy Warehouse	Site Development Permit to construct an approximately 121,580-square foot industrial warehouse and distribution center on an approximately 14.26-gross acre site.	No description in AMANDA.	Air quality (construction), biological resources (serpentine habitat, burrowing owls, nesting migratory birds), tribal cultural resources, hazards and hazardous materials (soil contamination, naturally occurring asbestos), transportation (VMT).	Unassigned
3-01806	SP18-058	1436 State Street Industrial	Site Development Permit to allow the reconfiguration of an existing vacant building to warehouse and incidental office use, the addition of an outdoor materials storage pad and propane tank, and the addition of an indoor asphalt sealant tank and trash enclosure, for a new corporation yard	No description in AMANDA.	Air quality (construction), hazardous materials (soil contamination).	Unassigned
3-25940	H21-047	5977 Silver Creek Warehouse	Site Development Permit to allow the removal of two ordinance-sized trees and two non-ordinance-sized trees, and the construction of a 281,873-square foot industrial building including 271,873 square feet of warehouse and 10,000 square feet of office on a 15.1-acre site.	TO GRADING FOR A NEW INDUSTRIAL BUILDING ON A 15.12 GROSS ACRE SITE	Biological resources (nesting migratory birds), GHG emissions, transportation (VMT). (nothing in review 10/11/2023)	Cort Hitchens
3-25825	H21-004	2350 S. Bascom Affordable Housing (NEPA)	SB 35 Ministerial Permit for 6 story mixed-use, multifamily project consisting of 123 units and 1,437 square feet of ground floor commercial on an approximately 0.96-gross acre site.	TO ALLOW FOR GRADING AND INSTALLATION OF STORM DRAINAGE FACILITIES.	Biological resources (nesting migratory birds and tree removal), cultural resources, and hazardous materials, geology and soils	Unassigned

Attachment B - On-going Mitigation Compliance for Grading Permits under Review as of April 2024

3-16090	CP18-027	Rotten Robbie Story Rd.	Conditional Use Permit to allow 24-hour use (5am to 11pm weekdays) off-sale of alcohol (beer and wine), the demolition of an approximately 1,500 square feet convenience store, and the construction of an approximately 3,200 square foot convenience store on a 0.53-gross acre site	GRADING AND DRAINAGE FOR THE CONSTRUCTION OF 3,200 SQUARE FOOT CONVENIENCE STORE ON A 0.53-GROSS ACRE SITE.	Hazards and hazardous materials (soil contamination). Inactive.	Unassigned
3-25757	CP21-018	1675 Monterey Road	Conditional Use Permit to allow the demolition of an existing building for development of a commercial vehicle storage and private electrical power-generating facility on an approximately 6.4-gross acre site.	GRADING, DRAINAGE AND STORMWATER TREATMENT FOR 1675 MONTEREY ROAD.	Biological resources and hazardous materials (SMP).CUP approved at Planning Commission on 3/23/22. Inactive.	Bethlehem Telehun
3-06800	PD19-031	0 NORTECH PARKWAY	Planned Development Permit to allow construction of a five-story, 215 key hotel on an approximately 6.2-gross acre site.	GRADING PERMIT FOR THE CONSTRUCTION OF A X-ROOM HOTEL ON A X GROSS ACRE SITE.	Air quality (construction), biological resources (nesting migratory birds, burrowing owl), hazards and hazardous materials. Inactive.	Unassigned
3-02369	SP21-031, T21-033, HP21-007, and ER21-134	Icon Echo (Urban Catalyst)	Special Use Permit and Site Development Permit to allow the demolition of all existing buildings on-site totaling approximately 22,527 square feet and the removal of 39 trees (four ordinance-size, 35 non-ordinance-size) for the construction of a mixed-use project consisting of up to 415 multifamily residential units, 525,000 square feet of commercial space, 8,500 square feet of retail space, and up to 10 commercial condominiums with extended construction hours from 7:00 am to 7:00 pm Monday through Saturday and an alternating use parking arrangement on an approximately 2.10-gross acre site.	GRADING FOR RESIDENTIAL	Air quality (construction), biological resources (nesting migratory birds), cultural resources (historic and archeological), and hazards and hazardous materials (soil, vapor, and groundwater), noise (mechanical equipment and construction), vibration, and tribal cultural resources. Inactive as of March 2024.	Unassigned
3-06585	H20-038	Bo Town	Site Development Permit to allow the demolition of an existing restaurant building and three accessory buildings totaling approximately 5,283 square feet, the removal of one ordinance-sized tree and one non-ordinance-sized tree for the construction of a 30-story mixed residential and commercial building with a total of approximately 606,526 square feet, including 7,430 gross square feet of ground floor commercial space and 540 residential units with 7,497 square feet of co-working space, 6,141 square feet of residential amenity space, and four levels of below-grade parking on a 0.75-acre site; and to allow extended construction hours from 7 am to 10 pm, Monday to Saturday over the entire construction period (approximately 33 months).	MASS EXCAVATION FOR GRADING AND DRAINAGE FOR THE CONSTRUCTION OF A 30-STORY MIXED RESIDENTIAL AND COMMERCIAL BUILDING.	Air quality (construction), biological resources (nesting migratory birds), cultural resources (archaeological and historic), hazardous materials (soil), noise (construction), vibration.AQ, BIO, CUL, HAZ, NOI. Under active eview, Waiting on items to check before building and occupancy permits	Kara Hawkins
3-07753	PDC21-019/PD21-006/ER21-086	Camden Residential Project	Rezoning from the R-2 Two Family Residence Zoning District to the R-2(PD) Planned Development Zoning District to construct seven single-family residences on seven parcels with two 20-foot wide private driveways on a 1.0-gross acre (0.76-net acre) site. Planned Development Permit to construct 7 single family detached residences on seven parcels on an approximately 1.0 gross acre site.	ROUGH GRADING AND DRAINAGE FOR 2 PRIVATE STREETS AND 7 SFD	Air quality (construction), biological resources (nesting migratory birds and riparian), and hazards and hazardous materials (soils), and noise (construction). Under active review (waiting for hazardous materials and nesting bird surveys).	Cort Hitchens
3-09090	H21-001/ER21-009	Industrial Avenue Warehouse	Site development Permit to allow the removal of 7 trees (6 ordinance-size, 1 non-ordinance-size) for the construction of an approximately 71,550-square foot industrial warehouse on an approximately 3.62-gross acre site.	GRADING, DRAINAGE AND STORMWATER TREATMENT FOR A STORAGE AND DISTRIBUTION FACILITY ON AN APPROXIMATELY 3.62 GROSS ACRE SITE	Biological resources (nesting migratory birds), and hazards and hazardous materials (soils), and transportation (circulation).	Bethlehem Telehun

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3-25660	H20-007/HA20-007-01	95 N. 11th St./484 E. St. John St. Residential	Site Development Permit to allow: the demolition of three residential buildings (approximately 5,653 square feet) and the removal of seven ordinance-sized trees and seven non-ordinance trees for the construction of a new four-story residential building with one level of underground parking, including 46 multi-family residential rental units, 30% of which will be restricted affordable for low-income residents, and 30 parking spaces	GRADING, DRAINAGE AND STORMWATER TREATMENT FOR HOUSING DEVELOPMENT AT 484 E. ST. JOHN ST. ON A 0.37 GROSS ACRE SITE. Grading permit submitted 4/26/23.	Air quality (construction), biological resources (nesting birds), hazardous materials (soils), noise (construction), and vibration.	Nhu Nguyen
3-03628	PDC22-009/PD22-028	350 W. Trimble Industrial	Planned Development Rezoning to rezone the project site from IP(PD) Industrial Park Planned Development Zoning District to IP(PD) Industrial Park Planned Development Zoning District, and a Planned Development Permit to construct a 50-foot high, 208,000-square-foot manufacturing and assembly building, surface parking, associated landscaping, and removal of 57 trees, including 43 ordinance-size trees on an approximately 10.9-acre site.	No description in AMANDA. Grading permit submitted on 4/13/23.	Biological resources (nesting migratory birds and burrowing owls), cultural resources (archeological), hazardous materials (soils), noise (operation - mechanical equipment), transportation (VMT), and tribal cultural resources.	Cort Hitchens
	SP22-021/SP22-025/ER22-190	Hillbrook High School	The project comprises the reuse of two historic landmark structures (National Guard Armory and the St. James Hotel/Moir Building) as a private high school on two non-continuous parcels that make up the approximately 0.94-gross acre project site. The project's construction would occur over two phases. Phase I would consist of interior and exterior renovation of the Armory Building over a period of eight months, and Phase II would consist of interior renovation of the Moir Building over a period of 10 months. At full operating capacity, the project would serve a total of 300 students with approximately 70 employees.	No description in AMANDA.	Air quality (operational), hazardous materials (soils).	Nhu Nguyen
3-04527	PDC22-099/PD22-030/ER22-106	Bellarmine 960 Hedding	Planned Development Rezoning maintaining the PQP(PD) zoning and increasing the maximum building square footage from 347,561 square feet to 485,000 square feet on the approximately 17.64 gross acre site.	GRADING, DRAINAGE AND STORMWATER TREATMENT FOR BELLARMINE ACADEMIC BUILDING AT 960 W HEDDING ON A 4.37 GROSS ACRE SITE.	Air quality (construction), biological resources (nesting migratory birds), cultural resources (archeological), hazardous materials (soils) and noise (construction). Active review, need to check Occupancy permit reqs once there.	Kara Hawkins
3-10571	CP18-003	1360 Fleming Avenue	Conditional Use Permit to allow the construction of an approximately 8,515-square foot, two-story, single-family residence with a 1,725-square foot attached garage, a 2,178-square-foot tractor barn, and a 3,688-square-foot pool house on a 49.15-gross acre lot in the Agricultural Zoning District.	GRADING AND DRAINAGE FOR CONSTRUCTION OF A SFD AT 1360 FLEMING AVENUE ON A 49.15 GROSS ACRE SITE.	Approved at PC on March 23, 2022. Biological resources (burrowing owls, badgers), cultural resources (archeology), hazardous materials (soils). Active mitigation compliance review.	Cort Hitchens
3-18629	PD16-014	Brasilia Hills (5827 Brasilia Way)	Planned Development Permit to allow the construction of 10 single-family residences and removal of 13 ordinance size trees on 7.94-gross acre site.	To grade for 10 single family homes	Aesthetics, biological resources (nesting migratory birds, trees), cultural (archeological), geological impacts, hazards and hazardous materials, Land use, noise (A/C mechanical), transportation (congestion). Some contracts have been submitted, clarifications provided to applicant on specific needs	Cort Hitchens

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3-06128	H21-044/ER21-267	950 W Julian	Site Development Permit to allow the demolition of two existing commercial buildings totaling approximately 19,820 square feet for the construction of a 100% affordable, eight-story (Density Bonus), 300-unit multifamily building on an approximately 1.10-gross acre site.	TO ALLOW GRADING, STORM DRAINAGE INSTALLATION, AND C3 TREATMENT MEASURES FOR THE CONSTRUCTION OF A 300-UNIT MULTIFAMILY BUILDING ON AN APPROXIMATELY 1.10 GROSS ACRE SITE.	ALL COA Items are complete. Biological resources (nesting migratory birds), noise (vibration), air quality (construction), cultural resources (tribal cultural resources). Note: Compliance completed on 6/4/24 - Will appear in next reporting cycle.	Tina Garg
3-06275	H22-015/ER22-089	550 Piercy Warehouse	Site Development Permit to allow development of two industrial buildings totaling approximately 422,670 square feet and expanded work hours on Saturday from 8am to 5pm on an approximately 28.89 gross acre site.	GRADING, DRAINAGE AND STORMWATER TREATMENT FOR TWO INDUSTRIAL BUILDINGS AT 550 PIERCY ROAD ON A 28.89 GROSS ACRE SITE.	Biological resources (americian badger, nesting migratory birds, burrowing owl), cultural (archeological), hazards and hazardous materials (asbestos in soils), transportation (VMT). Note: Mitigation compliance review completed 6/13/24 - Will appear in next review cycle.	Tina Garg

New MMRP Projects Since Last Reporting Period

Grading Permit No.	Planning Permit	Project Name	Project Description	Grading Permit Description	Mitigation Measures Required and Notes	Planner
	SP21-006/ER21-035	1065 S Winchester Blvd Mixed Use Project	Special Use Permit for the demolition of a residence, one dilapidated structure, two sheds, and a barn, and construction of a six-story, 65-foot-high, mixed-use building with 70 residential units and approximately 20,410 square feet of commercial area. Parking would be located on the first floor and underground parking garage of the proposed building; the proposed project includes 107 vehicle parking spaces, 58 bicycle parking spaces, and 24 motorcycle parking spaces.		Air quality (construction), biological resources (bats and nesting migratory birds), cultural resources (historic), noise (construction), transportation (vehicle miles traveled).	Unassigned
3-05189	H21-040	Qume and Commerce Warehouse	Site Development Permit to allow the demolition of three existing buildings (approximately 425,433 square feet), the removal of 297 ordinance-size trees and 323 non-ordinance trees, the construction of four new industrial warehouse buildings with associated incidental office use (approximately 714,491 gross square feet), proposed to operate 24/7 on an approximate 32.80-gross acre site	GRADING, DRAINAGE AND STORMWATER TREATMENT FOR INDUSTRIAL AND OFFICE DEVELOPMENT AT 2222 QUME AVENUE ON A 15.12 GROSS ACRE SITE.	Air quality (construction), biological resources (tree protection and nesting migratory birds), cultural resources (archeological), hazardous materials (soils), and transportation (infrastructure). Under Review, working with applicant to address all requirements as of 6/11/24.	Charlotte Yuen
3-18854	PDC19-007/PD22-004/ER24-079/PD19-012	Coleman Highline	Planned Development Permit to allow the construction of an approximately 292,455-square-foot, five-story office building, a 12,000-square-foot, two-story amenity building, and a 3,414-square-foot utility enclosure and the associated site improvements on a 4.5-acre site.		Air quality (construction), biological resources (nesting migratory birds and burrowing owls), cultural resources (archeological), and hazardous materials (soils).	Kara Hawkins

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3-01633	CP23-005/ER23-020	3033 S. Bascom Replacement Tanks	Conditional Use Permit to allow the demolition of the existing Cambrian Station potable water storage reservoir and the removal of 26 trees (20 ordinance-size and six non-ordinance-size), for the construction of two 35-foot-high concrete water storage tanks, two booster pumps, and minor site improvements on an approximately 5.61-gross acre site.	TO ALLOW FOR GRADING, DRAINAGE, AND INSTALLATION OF STORMWATER TREATMENT (SUBSURFACE INFILTRATION BASIN, INFILTRATION TRENCH) ASSOCIATED WITH THE SAN JOSE WATER CAMBRIAN STATION BASIN IMPROVEMENTS PROJECT	Biological resources (nesting migratory birds), hazardous materials (soils), tribal cultural resources. Note: COMPLETED 5/14/2024 - will appear in next review cycle.	Cort Hitchens
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3-26039	H22-035/ER22-219	644/675 Piercy Road Warehouse	Site Development Permit to allow construction of a new industrial building on two adjacent, vacant parcels located at 644 and 675 Piercy Road in San José, California. The square footage of the proposed industrial building would be approximately 216,244 square feet with a maximum height of approximately 48 feet.	TO ALLOW GRADING, DRAINAGE, STORMWATER TREATMENT AND INSTALLATION OF RETAINING WALLS FOR CONSTRUCTION OF 216,244 SQUARE FOOT INDUSTRIAL BUILDING ON A 15.92 GROSS ACRE SITE	Air quality (construction), biological resources (badgers, burrowing owls, and nesting migratory birds), cultural resources (archeological), hazardous materials (soils), and transportation (vehicle miles traveled). Note: COMPLETED 5/16/2024 - will appear in next review cycle.	Cort Hitchens
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Multi-Phase Projects

Grading Permit No.	Planning Permit	Project Name	Project Description	Grading Permit Description	Mitigation Measures Required and Notes	Planner
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Multiple	PDC19-039 and PD19-029	Downtown West Phase 1 - F Block Demolition and Excavation	General Plan Amendment, Planned Development Rezoning, and Planned Development Permit for the development up to 5,900 residential units; up to 7,300,000 gross square feet (GSF) of office space; up to 500,000 GSF of active uses such as retail, cultural, arts, etc.; up to 300 hotel rooms; up to 800 rooms of limited-term corporate accommodations; up to two event and conference centers totaling up to 100,000 GSF; up to two central utility plants totaling approximately 130,000 GSF; logistic/warehouse(s) totaling approximately 100,000 GSF and approximately 15 acres of open space, all on approximately 80 acres. The project also proposes infrastructure, transportation, and public realm improvements.	Multiple grading permits.	Air quality (construction and operational), odors, biological resources (riparian habitat, wetlands), special status species fish, western pond turtle, nesting migratory birds, bats), cultural resources (historic, archeological, and tribal cultural resources), paleontological resources, geology, hydrology and water quality, greenhouse gas emissions, hazardous materials (soil contamination), noise (construction, operation, and traffic noise), exposure to airport noise, and vibration. Mitigation compliance ongoing for Phase 1 - F Block and interim uses.	Cort Hitchens
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3-10478	PDC14-068/PD18-045/PDA18-045-01	Santana West Phase II	Planned Development Permit to allow the demolition of a total of 62,435 square feet of commercial buildings (Century 22, Century 23, Flames Restaurant buildings) the construction of three buildings (up to 850,000 of rentable square feet which is approximately 934,750 square feet of gross floor area) for commercial office and an above grade parking garage, and the removal of 79 ordinance-size trees on an approximately 13.0-gross acre site.	Grading permit to allow the grading and drainage for the Santana West - Phase 2 development.	Air quality, biological resources, cultural resources (historic and archeological), noise, hazardous materials, and transportation.	TBD
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3-25165	H19-016	Cityview Plaza	Site Development Permit, subject to conditions, to allow the demolition of existing on-site buildings (including candidate City Landmarks), the removal twenty (20) ordinance size trees, and the construction of an approximately 3.79 million square feet comprised of 24,000 square feet of ground floor retail and 3,640,033 square feet of office space and including a request for 24-hour construction and Downtown Design Guideline exceptions on an approximately 8.1-gross acre site	TO ALLOW FOR MASS GRADING, EXCAVATION, AND INSTALLATION OF SHORING IN SUPPORT FOR THE CONSTRUCTION OF A 3.79 MILLION SF OFFICE BUILDING ON A 8.1 GROSS ACRE SITE,	Cultural resources (historic), hazardous materials, and noise/vibration (construction). First MMRP review completed in August 2020 prior to grading permit, outstanding mitigation to be completed after grading and prior to building permit issuance. Inactive.	Reema Mahamood
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3-02093	PDC15-028	PD16-023	Good Samaritan Medical Center	Planned Development Permit for development of 70,500 square foot medical office building and 158,675 square foot parking structure on a 5.4 gross acre site		Air quality, biological resources, cultural resources (archeological), greenhouse gas emissions, hazardous materials, and transportation. Multi-phase project, inactive since last status report in September 2021.	Unassigned
3-18231	CP19-013		Avenues The World School	Conforming Rezoning from IP Industrial Park to CIC Combined Industrial/Commercial; Conditional Use Permit to demolish one existing office building (1401 Parkmoor Avenue) and three warehouse buildings (691, 581, 529 Race Street) and redevelop the site for use as a private pre-kindergarten through 12th grade school, ages 2 to 18. The school would allow 2,744 students and 480 faculty and staff. The project would adaptively re-use two office buildings (550 and 570 Meridian Avenue), retain the existing parking structure, construct four new buildings (including a gymnasium and aquatic center, theater building, classroom buildings, and student lab/administrative support building), construct a lighted sports field, and make various access and site improvements in four main phases and the removal of 122 on-site trees, nine of which are ordinance-size trees; and a Tentative Map to merge eight lots into one lot located on the northwest corner of Race Street and Parkmoor Avenue (550-570 Meridian Avenue, 1401 Parkmoor Avenue, and 529, 591, and 691 Race Street)	TO ALLOW GRADING, STORM DRAINAGE INSTALLATION, AND C3 TREATMENT MEASURES FOR THE RECONFIGURATION OF THE PARKING LOT FOR AN EXISTING COMMERCIAL BUILDING.	Air quality (construction), biological resources (nesting migratory birds), cultural resources (archaeological), hazardous materials (soil contamination, asbestos, indoor air and soil vapor, noise (construction, mechanical equipment), transportation (VMT). First phase under review. Phase I mitigation for biological, cultural, and noise complete on 10/5/2023; air quality, hazards and transportation still outstanding as of 10/12/2023.	Cort Hitchens (previously Maira)
3-18407	PDA14-035-06		Communications Hill	Planned Development Permit Amendment to allow for the development of Phases 3 and 4 of the Communications Hill project to construct 798 single-family detached and attached residences on an approximately 140.1 gross acre site, including modifications to the previously approved stormwater detention basins.	MASS GRADING FOR COMM HILL PHASES 3 & 4	Aesthetics, air quality (operation and construction), biological resources (nesting migratory birds, wetlands, trees), cultural (archeological), geological impacts, hazards and hazardous materials (asbestos, soils), and noise (exposure and construction) transportation (congestion). Not yet approved as of 05/21/2024. Hazardous materials mitigation report submitted 08/23, waiting on all other requirements as of 4/24/24	Kara Hawkins

Attachment B - On-going Mitigation Compliance for Grading Permits under Review as of April 2024

3-16975	CP20-015	Villa Del Sol (1936 Alum Rock Avenue)	<p>The construction of a six-story mixed-use building with 3,000 square feet of commercial and podium parking on the ground floor and 194 units of 100% affordable multi-family units on the upper floors in the Alum Rock Urban Village Plan and the MS-G Zoning District.</p> <p>Additional policy review for Riparian Corridor, Grand Boulevard, and Neighborhood Business District</p>	<p>Density Bonus summary:</p> <ul style="list-style-type: none"> •194 units total, 10% restricted for ELI, 10% restricted for VLI, 20% restricted for LI, and 60% restricted MI (100% affordable) •No Density Bonus request •Density Bonus parking reduction applied (0.5 parking spaces per unit) •Incentive 1: Reduce Private and Common Open Space from 19,400 square feet of common open space and 5,820 square feet of private open space to 11,438 square feet of common open space and 745 square feet of private open space. •Incentive 2: Reduce First Floor Height of Commercial Space from 15 feet to 11 feet 	<p>TO ALLOW GRADING, DRAINAGE AND THE INSTALLATION STORMWATER TREATMENT FOR A 6 STORY MIXED-USE BUILDING ON A 1.5 GROSS ACRE SITE.</p>	<p>Biological resources (nesting migratory birds and bird safe design), hazardous materials (soils), transportation (design feature).</p>	Reema Mahamood
			<p>Note: Completed on 6/6/24 - Will appear in next review cycle.</p>				