

**NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
1605 SOUTH 7TH STREET PROJECT**

FILE NO: H24-031 and ER24-153
PROJECT APPLICANT: Amazon (Attn: Ron Frierson)
APNs: 477-08-037

Project Description: The Project proposes the demolition of all existing structures on-site and the construction of an approximately 88,445 square foot concrete tilt-up warehouse building, including 8,676 square feet of incidental office uses and nine loading zones. The new warehouse will also have a prefabricated canopy structure over the loading zone along the east elevation. The Project is designed to support the “last mile” distribution of packages. There will be 24-hour operation of outdoor use in the loading zones.

Location: The project site is located at 1605 South 7th Street, on the southern corner of East Alma Avenue and South 7th Street.

As the Lead Agency, the City of San José will prepare an Environmental Impact Report (EIR) for the project summarized 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 **environmental public scoping meeting** for this project will be held:

When: Monday, October 28, 2024 from 6:00 to 7:00 p.m.

Where: Via Zoom (see instructions below and on www.sanjoseca.gov/PlanningCommunityMtgs)

The project description, location, and probable environmental effects to 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, and responses provided before the 30-day deadline are always welcome. The City will accept comments on the scope of the EIR until **5:00 p.m. on Wednesday, November 13, 2024**. If you have comments on this Notice of Preparation (NOP), please identify a contact person from your organization, and send your response via mail or email to:

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

Christopher Burton, Director
Planning, Building and Code Enforcement

A handwritten signature in black ink that reads "Tine Gray". The signature is written in a cursive style and is positioned above a horizontal line.

Deputy

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October 2024**

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 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

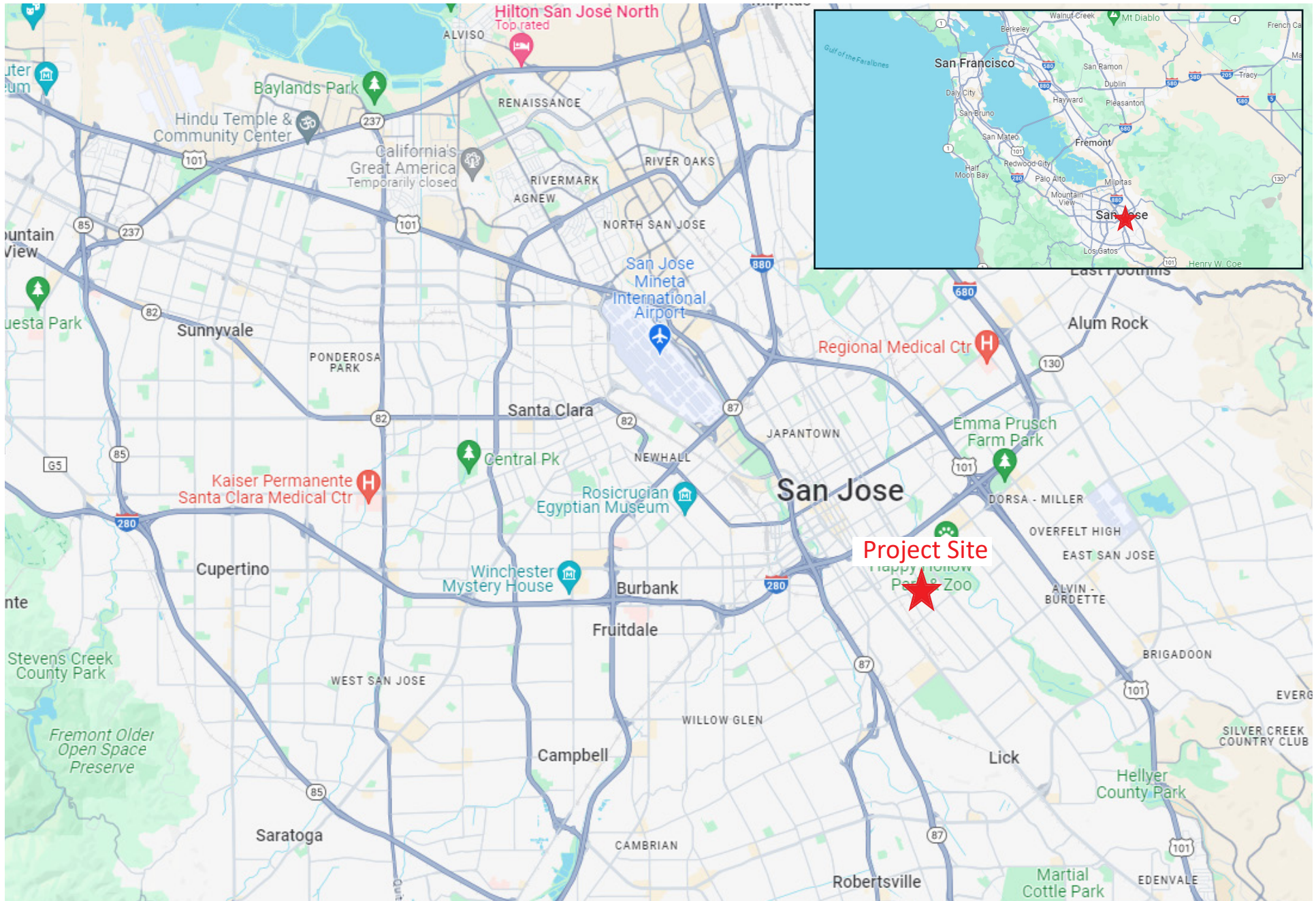
The 1605 South 7th Street Project (Project) is located in central San José (City), in Santa Clara County, California. See **Figure 1: Regional Map**. The 17.63-acre Project site is located at 1605 South 7th Street (Assessor parcel Number 477-08-037), on the southern corner of East Alma Avenue and South 7th Street. See **Figure 2: Vicinity Map**. The Project site is bounded by East Alma Avenue to the north, South 7th Street to the east, Valley Services to the south, and the Sun Garden Shopping Center to the west.

Existing Conditions

The Project site is currently developed with a two-story, 279,030-square foot main industrial building, surface parking lots, and ancillary office structures. All existing structures are currently vacant and unoccupied. Access to the Project site is currently provided via five driveways, two driveways from East Alma Avenue and three driveways from South 7th Street. The Project site is designated *HI – Heavy Industrial* in the City’s Envision San José 2040 General Plan (General Plan), which allows for warehousing and distribution uses, and zoned as *HI – Heavy Industrial*, which allows for a warehouse/distribution facility.

Land uses surrounding the Project site are as follows:

- **North** – warehouse storage, office and parking lots, across East Alma Avenue
- **East** – construction company, industrial buildings, and surface parking, across South 7th Street
- **South** – recycling center
- **West** – commercial, including Sun Garden Shopping Center



Source: Google Earth, 2024

Figure 1: Regional Map

1605 South 7th Street Project
 Notice of Preparation of an Environmental Impact Report



Not to scale



Source: Nearmap, 2024

Figure 2: Vicinity Map

1605 South 7th Street Project
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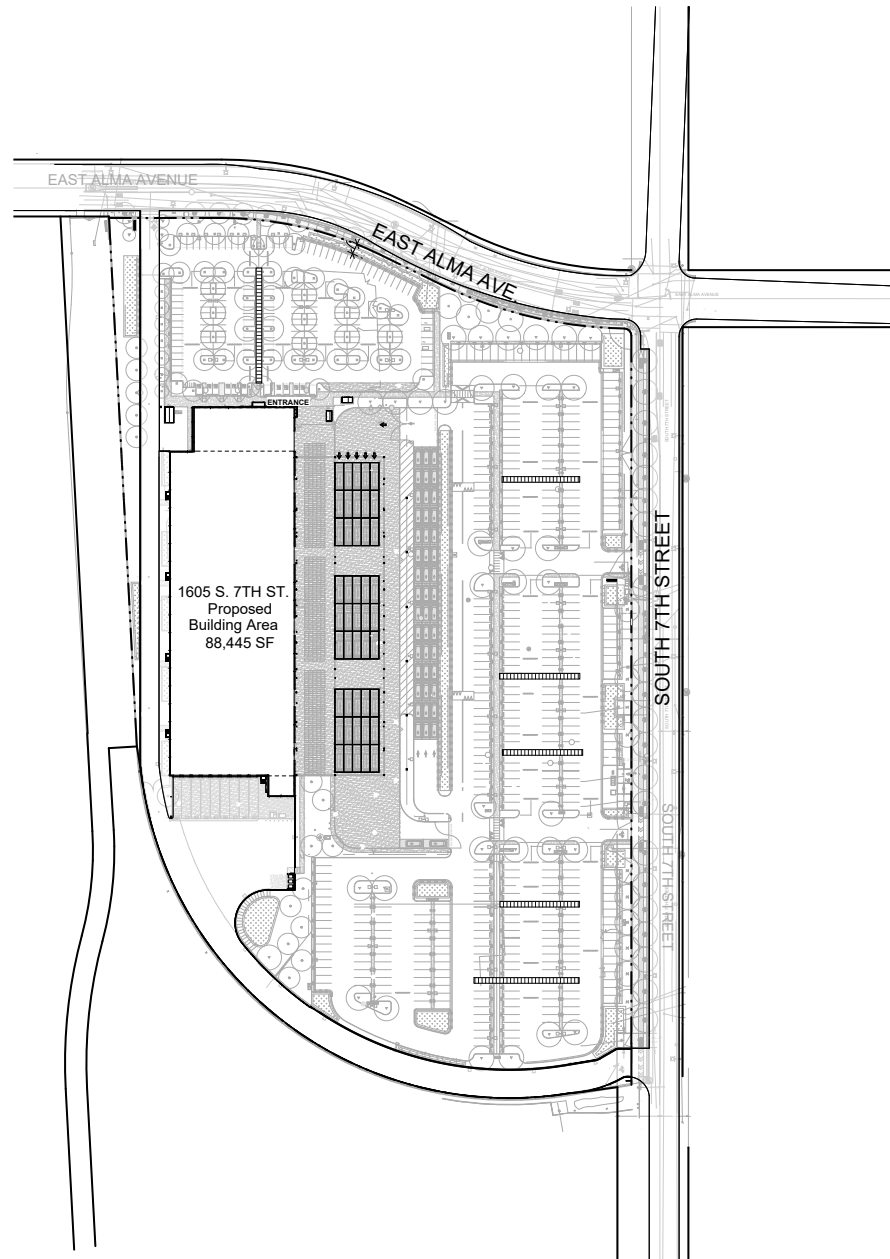
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Project Description

Demolition: The Project proposes to demolish all existing structures onsite resulting in the demolition of approximately 304,670 square feet of buildings. Specifically, the following buildings would be demolished: the 279,030-square-foot two-story metal building, the 8,040-square-foot one-story metal building, the 2,340-square-foot one-story metal building, the 4,000-square-foot one-story metal building, the 3,220-square-foot one-story metal building, and a second 8,040-square-foot one-story metal building. The Project would also demolish associated concrete pavement, asphalt pavement, curbs, storm drain structures, water lines and associated valves, gas lines and associated structures, electrical lines and structures, and a driveway. Removal of 36 trees would be required as part of the Project.

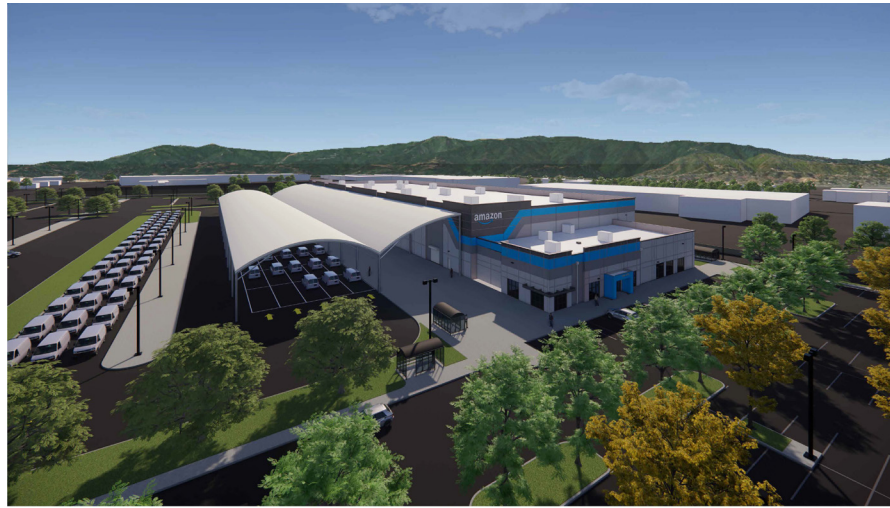
Construction: The Project would construct an approximately 88,445-square-foot new one-story concrete tilt-up warehouse/industrial use building. See **Figure 3: Project Site Plan**. The exterior of the building would be painted in shades of white, grey, and blue. Identification signage would be installed on the north elevation. Metal accent features would be installed at the main building entrance and a prefabricated canopy structure would be installed over the loading zone along the east elevation. The maximum height of the building would be 46 feet, which is within the maximum allowable height of 50 feet. Approximately 8,676 square feet of the total 88,445 square foot building would be incidental office use. The office space of the building would be equipped with bathrooms and a changing room, including at least one (1) shower. The Project consists of a 24-hour operation of outdoor uses (loading/unloading) and is designed and proposed to support the “last mile” distribution of packages, including 9 loading docks. The Project would provide approximately 178 employee parking stalls, 10 accessible stalls, 413 van parking stalls, 18 electric vehicle parking stalls, 72 electric vehicle capable stalls, 18 bicycle parking stalls, and 5 motorcycle parking stalls. Proposed site work also includes exterior van loading and loading canopy, site lighting, and utility infrastructure as required to support project operations. See **Figure 4: Project Renderings**.



Source: MG2 2024

Figure 3: Project Site Plan

1605 South 7th Street Project
 Notice of Preparation of an Environmental Impact Report



Northeast Aerial Project Rendering



Northeast Project Rendering



Southeast Project Rendering

Source: MG2, 2024

Figure 4: Project Renderings

1605 South 7th Street Project
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Potential Environmental Impacts of the Project

The EIR will describe the existing environmental conditions on the Project site, discuss and analyze the impacts of the Project, and identify the significant environmental effects anticipated to result from development of the proposed Project. Mitigation measures will be identified for any potentially significant environmental impacts, as warranted. The analysis in the EIR will include the following specific categories of environmental analysis related to the proposed Project, unless otherwise noted.

1. *Aesthetics & Visual Resources*

The Project site is surrounded by industrial and commercial/retail uses. The EIR will describe the existing visual setting of the area and discuss the visual changes that are anticipated to occur as a result of the Project, consistent with Senate Bill 743. The EIR will also discuss possible light and glare impacts from the development. If significant impacts related to visual resources and aesthetics are found, mitigation measures will be identified.

2. *Agricultural and Forestry Resources*

The Project site is fully developed and is not located in an area with agricultural resources or forest lands. The Project site and surrounding areas are not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the State of California Important Farmland Map.¹ Further, the Project site is not currently under a Williamson Act contract or within an agricultural, forest land, or timberland zoning district.² Therefore, the Project would result in no impact concerning mapped farmlands, Williamson Act contracts, agricultural, forest, or timberland zoning, or the conversion or loss of Farmland, forest land or timberland. Under CEQA Guidelines Section 15128, these issues will not be further analyzed in the EIR since no impacts would occur.

3. *Air Quality*

The EIR will address the regional air quality conditions in the San Francisco Bay Area and discuss the Project's potential impacts to local and regional air quality based on the Bay Area Air Quality Management District (BAAQMD) CEQA guidelines and thresholds. The EIR will discuss any sensitive receptors, any potential temporary construction impacts to air quality, and any potential operational air quality impacts. Mitigation measures, if found to be required, will be discussed.

4. *Biological Resources*

The Project site is located in a developed and urbanized area of San José. Habitats in the area are low in species diversity and include predominately urban-adapted species. The Project site is currently developed with industrial buildings and associated parking, but contains trees and other landscaped vegetation. The proposed Project would remove 36 existing trees. The EIR will address any loss of trees on-site and any need for replacement trees per City standard conditions. The EIR will identify and discuss any potential biological impacts resulting from construction of the Project and the Project's

¹ California Department of Conservation. California Important Farmland Finder. <https://maps.conservation.ca.gov/dlrp/ciff/>. Accessed June 25, 2024.

² California Department of Conservation. Williamson Act/Land Conservation Act Enrollment Finder. <https://maps.conservation.ca.gov/dlrp/WilliamsonAct/App/index.html>. Accessed June 25, 2024.

consistency with the Santa Clara County Habitat Conservation Plan. Mitigation measures, if found to be required, will be discussed.

5. Cultural Resources

The Project site is not listed in the National Register of Historic Places, California Register of Historical Resources or in San José's Historic Resources Inventory. The buildings on the Project site are older than 45 years old, which meets the criteria for consideration of a building as a potential historic resource. Similar to most of the City, there is geographically specific paleontological sensitivity at depth possible for the Project site³. The EIR will address potential impacts to known and unknown buried archaeological resources on-site, as well as any potential impacts to potential historic structures on and/or near the site. If cultural or historic resources are found to be significant, mitigation measures will be identified.

6. Energy

Implementation of the Project may result in an increased demand for energy on-site. The EIR will address any potential increase in energy usage on-site and any proposed design measures to reduce energy consumption. Mitigation measures, if found to be required, will be discussed.

7. Geology and Soils

The Project site is located in the seismically active San Francisco Bay Area region. The Project site is located in a State of California seismic hazard zone specific to liquefaction.⁴ The EIR will discuss any possible geological impacts associated with existing soils, groundwater conditions on the Project site, and seismicity activity. Mitigation measures, if found to be required, will be discussed.

8. Greenhouse Gas Emissions

The EIR will address the Project's contribution to regional and global greenhouse gas emissions in compliance with SB 32 and based on the City of San Jose's 2030 GHG Reduction Strategy for consistency with policies for reducing GHG emissions adopted by the City of San José. If necessary, proposed design features to reduce energy consumption, which in turn will reduce greenhouse gas emissions, will be analyzed. Mitigation measures, if found to be required, will be discussed.

9. Hazards and Hazardous Materials

The Project site is listed as a Hazardous Waste and Substances Site on the Cortese List.⁵ The EIR will summarize known hazardous materials conditions on and adjacent to the Project site and will address the potential for hazardous materials impacts to result from implementation of the proposed Project. Mitigation measures, if found to be required, will be discussed.

³ City of San José. Envision San José 2024 General Plan, Figure 3.11-1. <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/environmental-planning/environmental-review/completed-eirs/envision-san-jos-2040-general-plan>. Accessed June 25, 2024.

⁴ California Department of Conservation. Earthquake Zones of Required Investigation. <https://maps.conservation.ca.gov/cgs/EQZApp/app/>. Accessed June 25, 2024

⁵ State Water resources Control Board. GeoTracker Orchard Supply Hardware (T0608501000). https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608501000. Accessed June 25, 2024.

10. Hydrology and Water Quality

Based on Flood Insurance Rate Maps from the Federal Emergency Management Agency, the Project site is located in Zone D- an area of undetermined flood hazard.⁶ The EIR will address any possible flooding issues for the Project site as well as the effectiveness of the storm drainage system and the Project's effect on stormwater quality consistent with the requirements of the Regional Water Quality Control Board. Mitigation measures, if found to be required, will be discussed.

11. Land Use

The Project site is located in a developed urbanized area surrounded by industrial and commercial/retail land uses. The EIR will further describe the existing land uses adjacent to and within the Project site. This discussion will evaluate the Project's compatibility with existing and proposed land uses in the area. The EIR will evaluate the Project's consistency with existing land use regulations including the City's Envision San José 2040 General Plan, San José Zoning Ordinance and Municipal Code, and the City's Design Guidelines and Standards. If significant impacts related to land use are found, mitigation measures will be identified.

12. Mineral Resources

The Project site is not located in an area known to have mineral resources.⁷ The Project would not hinder or preclude any existing mineral extraction operations, as no existing mineral extraction operations occur on-site. Consistent with CEQA Guidelines Section 15128, these issues will not be further analyzed in the EIR as no impacts would occur.

13. Noise and Vibration

The EIR will identify existing ambient noise and analyze potential noise and vibration impacts of the Project's 24-hour operation and construction on the existing environment and any nearby sensitive receptors. Noise levels will be evaluated for consistency with applicable standards and guidelines from the City of San José Municipal Code and General Plan. If noise and vibration impacts are found to be significant, mitigation measures will be identified.

14. Population and Housing

The Project would not construct any residential uses and would not result in direct population growth. While the Project would create an estimated 89 jobs, it would not induce unplanned population growth within the City⁸⁹. Further, the Project land use is consistent with the General Plan land use, and

⁶ Federal Emergency Management Agency. FEMA Flood Map Service Center: Search by Address. <https://msc.fema.gov/portal/search#searchresultsanchor>. Accessed June 25, 2024.

⁷ Department of Conservation. CGS Information warehouse: Mineral Land Classification. <https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>. Accessed June 25, 2024.

⁸ 88,445 square feet * 1 employee/1,000 square feet of industrial use = 89 employees.

⁹ Strategic Economics. San Jose Market Overview and Employment Lands Analysis, prepared for the City of San José Four-Year General Plan Review. Available at <https://www.sanjoseca.gov/home/showpublisheddocument/22529/636688929663530000>. Accessed August 8, 2024.

therefore this potential growth was planned for in the General Plan and considered in the General Plan EIR. The Project would not include infrastructure expansion with the potential to induce population growth. As such, no unplanned population growth is anticipated due to the Project. Further, the Project would not result in the removal of any residential units or displacement of people such that construction of replacement housing would be required. Thus, no impacts would occur due to unplanned population growth or displacement of existing people and housing. Since no impacts would occur, these issues will not be further analyzed in the EIR, consistent with CEQA Guidelines Section 15182.

15. Public Services

The EIR will address the availability of public services including fire and police protection, schools, and parks. The Project would not include the construction of residences or recreational facilities. The Project site would include emergency vehicle access to the Project site. The Project would be constructed in accordance with current building codes and City policies to avoid unsafe building conditions and promote public safety. A variance application for a Fire Apparatus Access Road would be included as part of the Project to be consistent with fire codes and further avoid unsafe building conditions. As discussed above, the Project would not result in substantial, unplanned direct or indirect population growth through the creation of an estimated 89 jobs. As such, the Project would not increase demand on parks, police services, fire services, schools, and other public resources such that new or physically altered facilities would be necessary. Further, the proposed use is consistent with the General Plan land use designation. Additionally, under Senate Bill 50, the Project would pay any applicable impact fees to fund improvements associated with ongoing school services in the City. Therefore, no substantial adverse physical impacts would occur related to fire protection, police protection, schools, parks, and other public facilities. Since impacts would be less than significant, these issues will not be further analyzed in the EIR, consistent with CEQA Guidelines Section 15182.

16. Recreation

The Project would not include construction of recreational facilities. As mentioned above, the Project would not result in substantial, unplanned direct or indirect population growth as a result of the creation of an estimated 89 jobs. As such, development of the Project would not result in the deterioration or increase in the use of recreational facilities and impacts to recreational resources would be less than significant. Since impacts would be less than significant, these issues will not be further analyzed in the EIR, consistent with CEQA Guidelines Section 15182.

17. Transportation

The EIR will evaluate the Project's transportation impacts pursuant to Senate Bill 743 and the City's Transportation Analysis 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 discussed in the EIR. The Project's potential to result in Vehicle Miles Traveled (VMT) impacts will be evaluated in the EIR. The EIR will include a Local Transportation Analysis (LTA) to evaluate the proposed site access/circulation and intersections in the Project area to identify any necessary improvements. Mitigation measures, if found to be required, will be discussed.

18. Tribal Cultural Resources

The EIR will discuss the project's potential for impacts to known and unknown tribal cultural resources under Assembly Bill 52, including the results of any consultation requested by Native American tribes. If impacts to tribal cultural resources are found to be significant, mitigation measures will be identified.

19. Utilities and Service Systems

Implementation of the Project may result in an increased demand on utilities compared to existing conditions. The EIR will examine potential impacts of the Project on wastewater system, storm drains, water supply, and solid waste management. The EIR will analyze applicable State, regional, and City plans and policies for consistency. Mitigation measures, if found to be required, will be discussed.

20. Wildfire

The Project site is relatively flat and located within a developed and urbanized area. The Project site is not located within or adjacent to the urban wildland interface or a Local Responsibility Area Very High Fire Hazard Severity Zone.¹⁰¹¹ All Project components, including infrastructure, would be constructed within the Project site outside of a Very High Fire Hazard Severity Zone. Therefore, the Project would not increase exposure to wildfire, nor wildfire-related risks which might have an adverse physical effect on the environment. As such, no impacts related to wildfire would occur and, consistent with CEQA Guidelines Section 15128, these issues will not be further analyzed in the EIR.

21. Alternatives

Pursuant to CEQA Guidelines Section 15126.6, the EIR will examine a range of reasonable alternatives to the 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 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.

22. Significant Unavoidable Impacts

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

¹⁰ California Department of Forestry and Fire Protection. State responsibility Area Fire Hazard Severity Zones. https://34c031f8-c9fd-4018-8c5a-4159cdff6b0d-cdn-endpoint.azureedge.net/-/media/osfm-website/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones/fire-hazard-severity-zones-map-2022/fire-hazard-severity-zones-maps-2022-files/fhsz_county_sra_11x17_2022_santaclara_2.pdf. Accessed June 25, 2024.

¹¹ Santa Clara County Fire Safe Council. Do you reside in Santa Clara County's Wildland urban Interface? (WUI). <https://sccfiresafe.org/resources/do-you-reside-in-santa-clara-countys-wildland-urban-interface-wui/>. Accessed June 25, 2024.

23. Cumulative Impacts

Pursuant to CEQA Guidelines Section 15130, 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 area.

24. Other Sections

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) areas of known controversy, 5) references, 6) organizations/ persons consulted, 6) EIR author and consultants, and 7) appendices.